



## LOCATION OVERVIEW

This property is located one mile west of I-20, just off Fairburn Rd/Hwy-92 in Douglasville, GA. Just a few miles west of Downtown Atlanta, Douglasville is a welcoming city with a friendly, small-town atmosphere and entertainment that emulates big-town fun. While the city continues to grow, Douglasville uniquely preserves its signature hometown feel.

This property is located just 2.8 miles away from Arbor Place Mall which is flanked by a major retail area. Downtown Douglasville is located just 1.5 miles from the property.

## OFFERING SUMMARY

Total Building Size:	±9,860 SF
Site Size:	±0.52 Acres
Lease Type:	Modified Gross
Year Built:	1971
Number of Suites Available:	1

## PROPERTY HIGHLIGHTS

- ±9,860 SF Office Building in Douglasville, GA
- Convenient location just off Fairburn Road/Hwy-92 in Douglasville
- Suite 104B: ±150 SF suite available immediately for \$400/mo MG plus \$50/mo for utilities
- All other utilities are included for the suite, but the tenant is responsible for phone/internet and in-suite janitorial expenses
- Great for Auto Broker's Office



**AVAILABLE SF: ±150 SF**



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**AREA INFORMATION**

-  HOUSEHOLDS (1-MILE)  
2,093
-  AVG. HH INCOME (1-MILE)  
\$35,854
-  POPULATION (1-MILE)  
5,195
-  TRAFFIC COUNTS (ON DURELEE LANE)  
7,570 VPD



**RETAILER MAP**



CONTACT



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