

# AUTO SERVICE GARAGE | 3,240 SF

## 3795 KINGS HIGHWAY

### DOUGLASVILLE, GA 30135

FOR LEASE

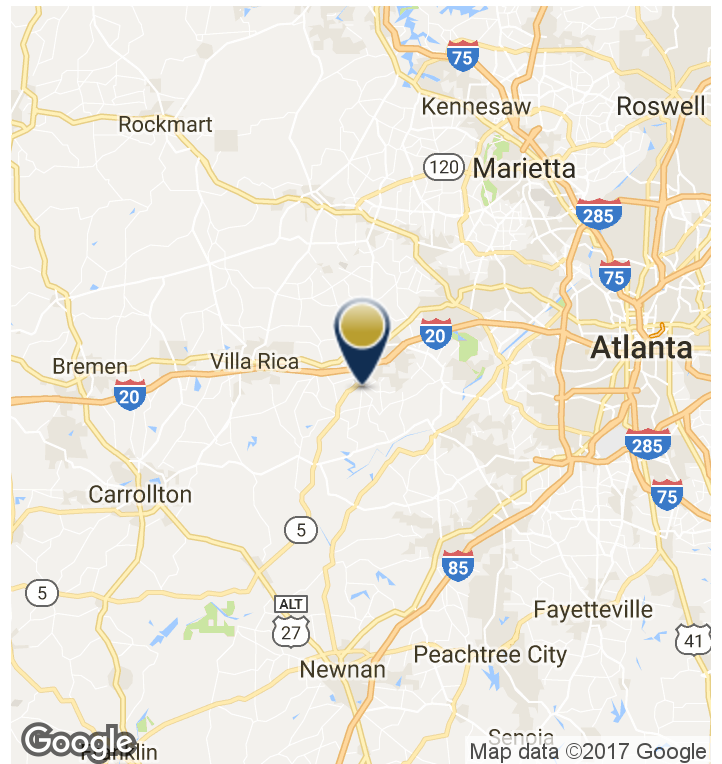


#### PROPERTY HIGHLIGHTS

- 3,240 SF auto service garage
- Offered for lease at \$4,000/month NNN
- Owner currently occupies space but will vacate upon sale/lease
- Existing equipment required purchase of \$50,000 to lease property
- Equipment includes: Coats tire machine, Coats computer balancer, K&K jump starter & charger, Energy Logic oil heater (heats work area), Robinair a/c machine, auto arc welder, craftsman grinder, ammco brake lathe, 250 gallon oil storage tank, Hunter alignment machine, (5) lifts, Smoke Pro diagnostic leak detector, Snap on Modis-scanner & office furniture
- Please do not disturb employees

#### LOCATION OVERVIEW

Located on Kings Highway near Bill Arp Road in Douglasville.



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AUTO SERVICE GARAGE | Georgia | 1 of 2

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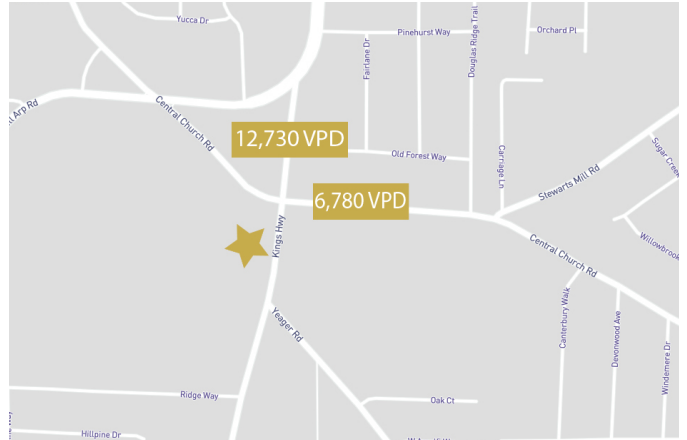
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#### DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	1,386	22,602	65,470
Total Population:	4,000	63,790	190,444
Average HH Income:	\$66,852	\$70,710	\$69,754

#### TRAFFIC COUNT MAP



#### NEARBY RETAILERS



AUTO SERVICE GARAGE | Georgia | 2012