



DOUGLAS CORNER

ESTABLISHED 1970

Shop Local

SUITE 9425 - 4,900 SF

9459 Highway 5
Douglasville, Georgia 30135
Highway 5 at I-20

NEWLY RENOVATED COSMETIC RENOVATIONS

Douglas Corner is a 79,449 square foot neighborhood shopping center situated at the intersection of I-20 and Highway 5 in Douglasville, Georgia. Its prime position at this busy intersection enables it to draw from Villa Rica to the west and Douglasville to the north and south.

EXCLUSIVELY MARKETED BY:

Shirley A. Gouffon
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sgouffon@seligenterprises.com

Kimberly Arturo
(404) 870 1519
karturo@seligenterprises.com

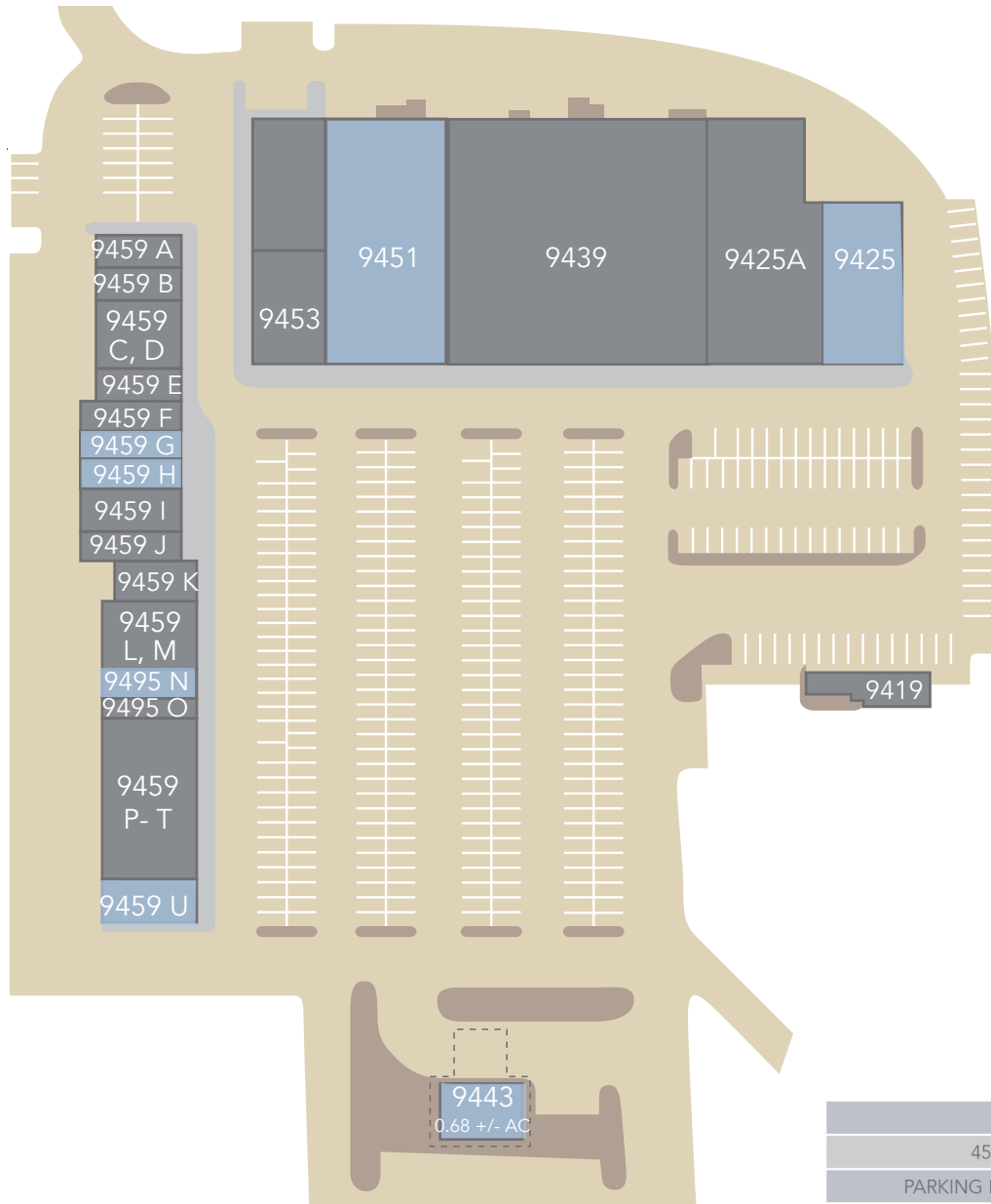




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9459 Highway 5

Douglasville, Georgia 30135



Available

Suite	Tenant
9425	AVAILABLE (4,900 sf)
9425A	Carpet Depot (10,200 sf)
9439	Jo-Ann Fabrics (24,000 sf)
9451	AVAILABLE (10,080 sf)
9453	Painting With a Twist (2,940 sf)
A-B	Leah Does Nails (2,000 sf)
C-D	Sweet Glam Life (2,000 sf)
E	Brookman Enterprises (1,000 sf)
F	KwikeFile (1,200 sf)
G	AVAILABLE (1,200 sf)
H	AVAILABLE (840 sf)
I	Bombshell Beauty Pro (1,680 sf)
J	African Carribbean Seafood (1,020 sf)
K	Iced and Topped (1,000 sf)
L-M	The Photo Spot (2,700 sf)
N	AVAILABLE (900 sf)
O	Cutz (900 sf)
P-T	American Health Imaging (5,700 sf)
U	AVAILABLE 8/31/24 (1,800 sf)
9419	Enterprise Rent-A-Car (1,663 sf)
9443	AVAILABLE (0.68 AC)

ZONING: C
451 Parking Spaces
PARKING RATIO: 5.67 SP/ 1,000 SF

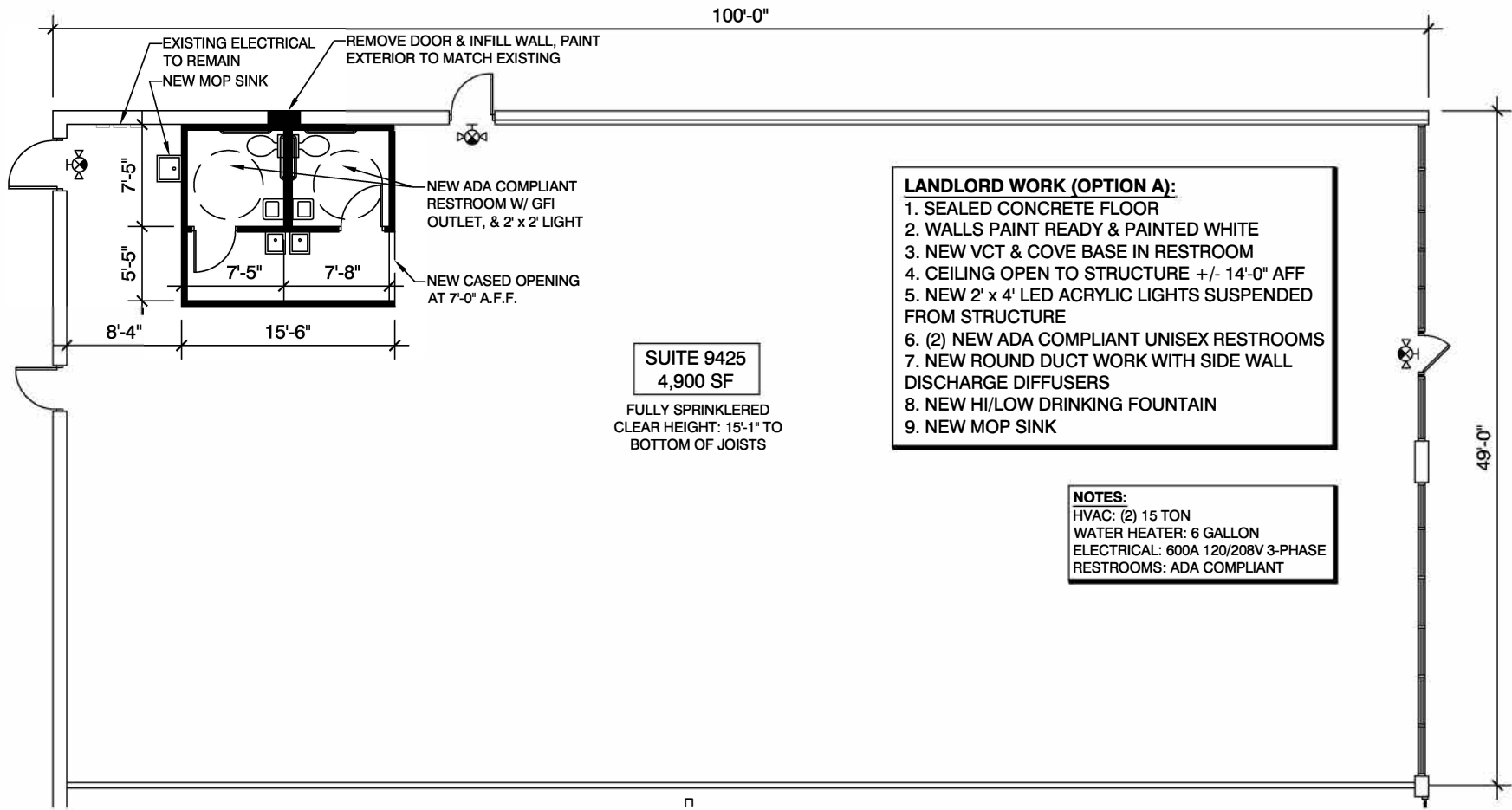
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SUITE 9425
4,900 SF

FULLY SPRINKLERED
CLEAR HEIGHT: 15'-1" TO
BOTTOM OF JOISTS

LANDLORD WORK (OPTION A):

1. SEALED CONCRETE FLOOR
2. WALLS PAINT READY & PAINTED WHITE
3. NEW VCT & COVE BASE IN RESTROOM
4. CEILING OPEN TO STRUCTURE +/- 14'-0" AFF
5. NEW 2' x 4' LED ACRYLIC LIGHTS SUSPENDED FROM STRUCTURE
6. (2) NEW ADA COMPLIANT UNISEX RESTROOMS
7. NEW ROUND DUCT WORK WITH SIDE WALL DISCHARGE DIFFUSERS
8. NEW HI/LOW DRINKING FOUNTAIN
9. NEW MOP SINK

NOTES:

HVAC: (2) 15 TON
WATER HEATER: 6 GALLON
ELECTRICAL: 600A 120/208V 3-PHASE
RESTROOMS: ADA COMPLIANT

DOUGLAS CORNER: SUITE 9425 - (PROPOSED FLOOR PLAN - OPTION A)

9425 GA. HWY 5
DOUGLASVILLE, GA 30134

DRAWN BY: KA



1100 SPRING STREET NW SUITE 550
ATLANTA, GEORGIA 30309-2848
TEL (404) 876-5511 FAX (404) 875-2629

SCALE: 1/8" = 1'-0"

DATE: 01/28/22

USPS 10/16/2022 10:45am
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9459 Highway 5
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SUITE 9425 - 4,900 SF

RENTAL RATES

Rental Rate PSF	\$25.00
Dimensions	50'-0" x 100'-0"
Ancillary Charges*	\$3.45
Total Monthly Charges	\$11,617.08
*CAM / Taxes / Insurance / Trash (charges are approximate)	

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DEMOGRAPHIC SNAPSHOT

2022

	1 mile	3 mile	5 mile
Population	5,527	39,318	82,861
Average HHI	\$79,695	\$83,427	\$87,585
Median Age	36.2	37.4	36.7
Total Households	2,427	14,196	28,693
Daytime Employees	6,145	21,020	27,308

TRAFFIC COUNT

2021

SR 5 / Bill Arp Rd N of I-20 (TC 14)	24,900 aadt
Douglas Blvd E of SR 5 (TC 4181)	16,200 aadt
Ramp Off I-20 WB at SR 5 (TC R805)	15,000 aadt
Ramp Off I-20 EB at SR 5 (TC R205)	4,730 aadt

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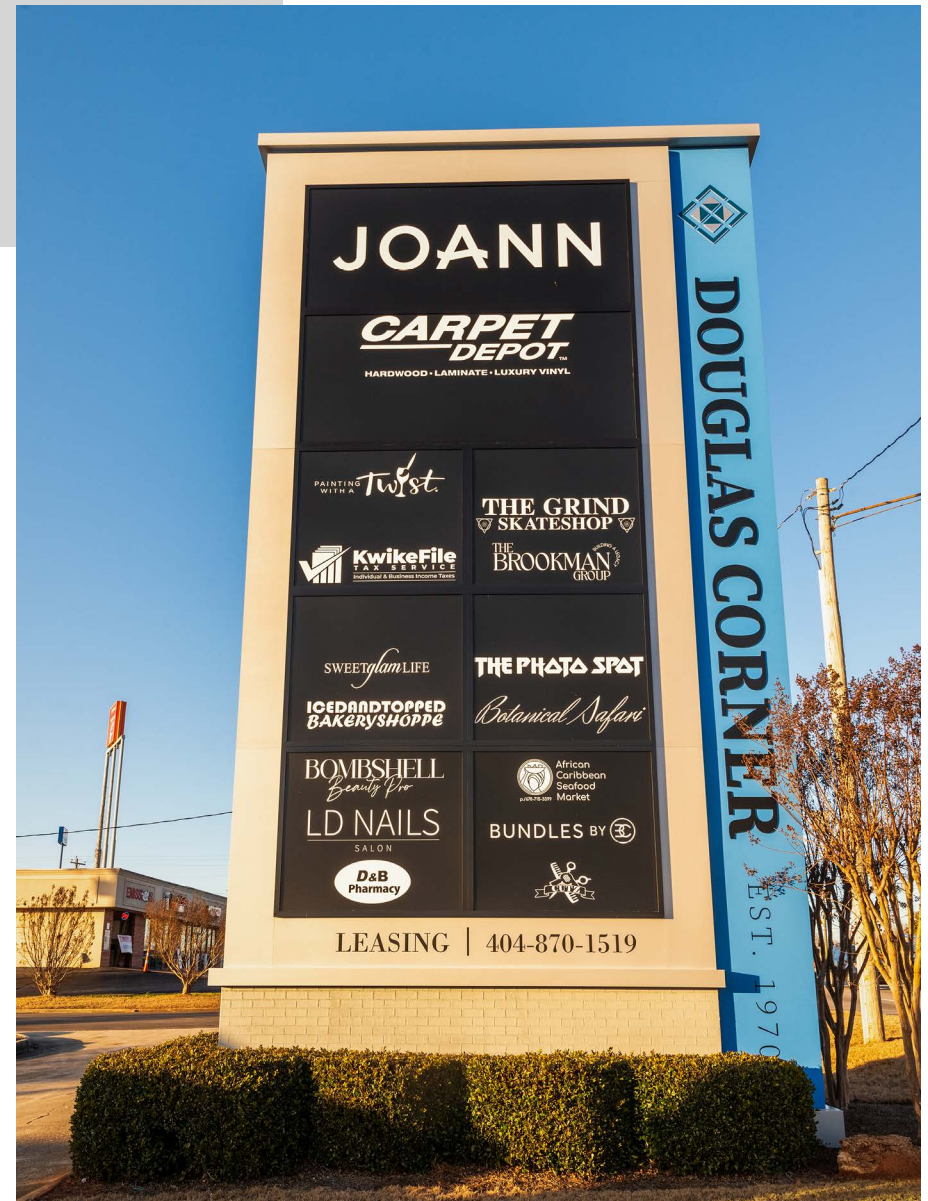
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DOUGLAS CORNER

PYLON SIGN

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THE PHOTO SPOT

JOANN

LD NAILS
SALON

PAINTING WITH A
Twist.



BOMBHELL
Beauty Pro



KwikeFile
TAX SERVICE
Individual & Business Income Taxes

CARPET
DEPOT
HARDWOOD • LAMINATE • LUXURY VINYL



ICEDANDTOPPEDBAKERYSHOPPE