



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
(404) 898 9012
sgouffon@seligenterprises.com

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

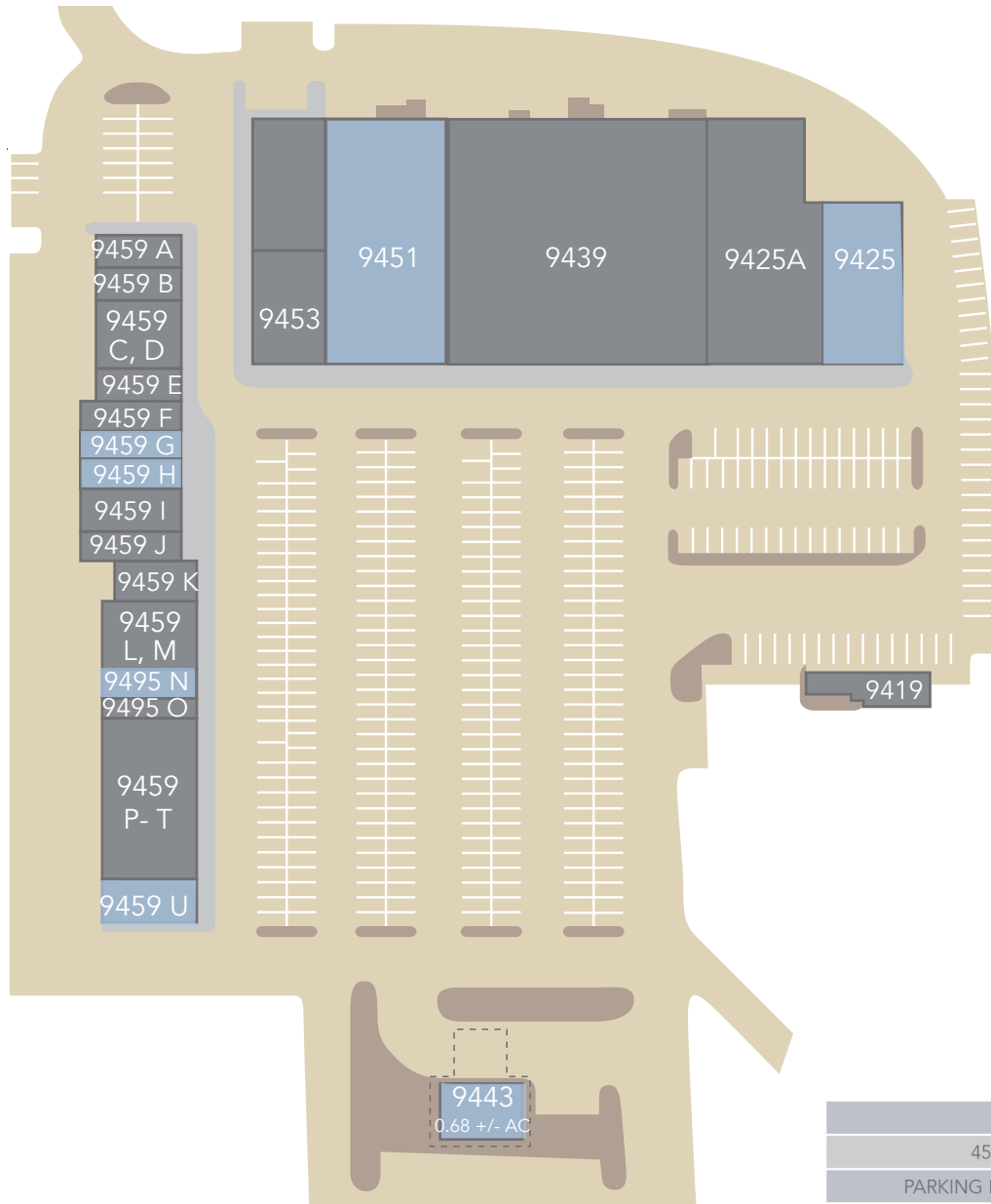




DOUGLAS CORNER

9459 Highway 5

Douglasville, Georgia 30135



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

**EXCLUSIVELY
MARKETED BY:**

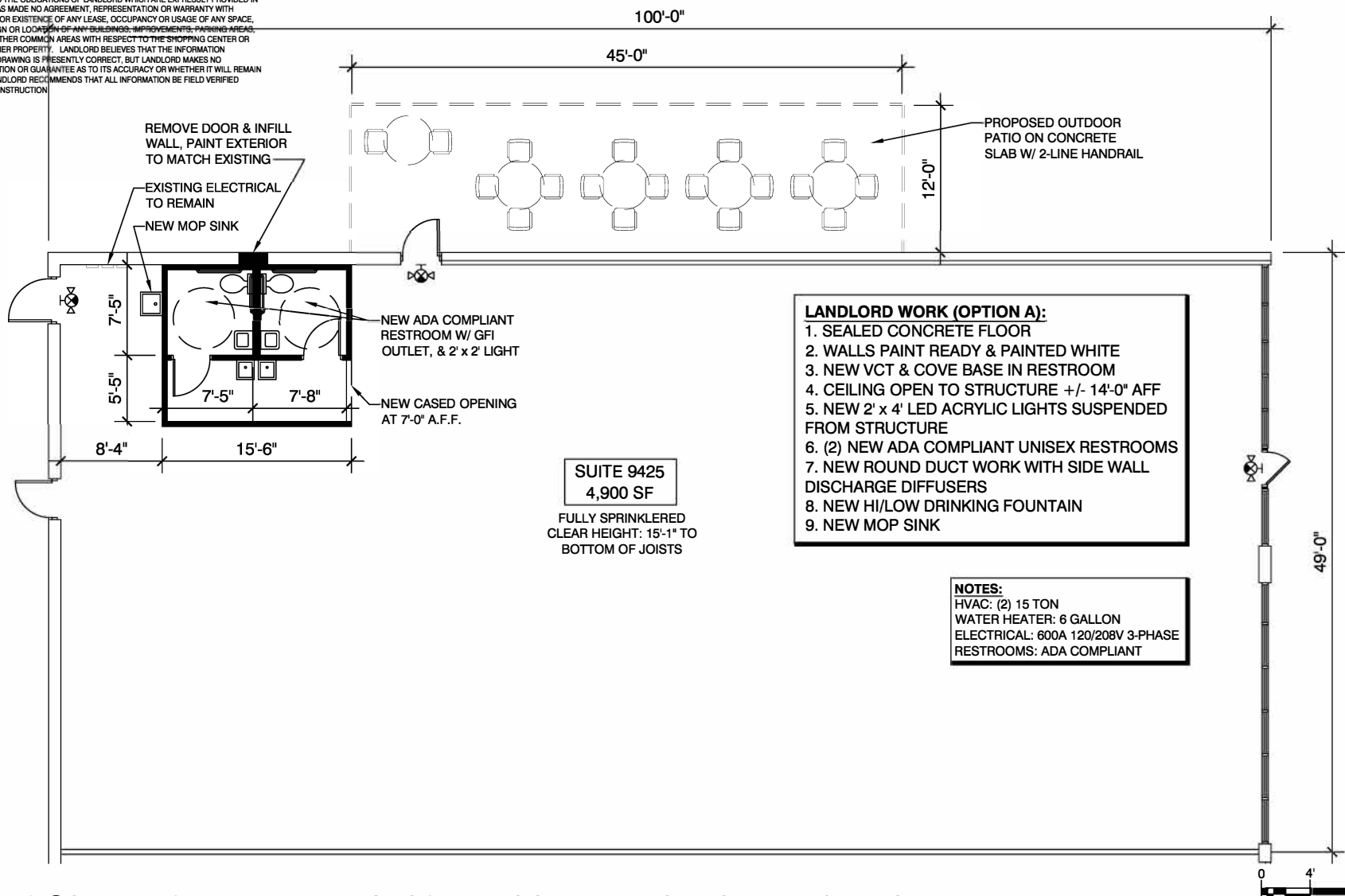
Shirley A. Gouffon
(404) 898 9012
sgouffon@seligenterprises.com

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

Available



EXCEPT WITH RESPECT TO THE OBLIGATIONS OF LANDLORD WHICH ARE EXPRESSLY PROVIDED IN THE LEASE, LANDLORD HAS MADE NO AGREEMENT, REPRESENTATION OR WARRANTY WITH RESPECT TO THE STATUS OR EXISTENCE OF ANY LEASE, OCCUPANCY OR USAGE OF ANY SPACE, OR THE EXISTENCE, DESIGN OR LOCATION OF ANY BUILDINGS, IMPROVEMENTS, PARKING AREAS, CURB CUTS, DRIVES OR OTHER COMMON AREAS WITH RESPECT TO THE SHOPPING CENTER OR ANY OUTPARCELS OR OTHER PROPERTY. LANDLORD BELIEVES THAT THE INFORMATION CONTAINED WITHIN THIS DRAWING IS PRESENTLY CORRECT, BUT LANDLORD MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO ITS ACCURACY OR WHETHER IT WILL REMAIN AS CONFIGURED, AND LANDLORD RECOMMENDS THAT ALL INFORMATION BE FIELD VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.

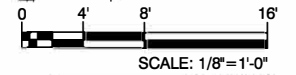


SUITE 9425
4,900 SF
FULLY SPRINKLERED
CLEAR HEIGHT: 15'-1" TO
BOTTOM OF JOISTS

- 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 - W/ PATIO)



9425 GA. HWY 5
DOUGLASVILLE, GA 30134

USPS: Suite 501, 2022, 8 1/2" x 11" (11) 01/24/22
 6100 BETHLEHEM AVENUE, SUITE 501, DOUGLASVILLE, GA 30134
 © 2022 SELIG ENTERPRISES, INC. ALL RIGHTS RESERVED. (02/24/22)



DOUGLAS CORNER

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

SUITE 9425 - 4,900 SF

RENTAL RATES

Rental Rate PSF	\$30.00
Dimensions	50'-0" x 100'-0"
Ancillary Charges*	\$3.45
Total Monthly Charges	\$13,658.75
*CAM / Taxes / Insurance / Trash (charges are approximate)	

EXCLUSIVELY MARKETED BY:

Shirley A. Gouffon
(404) 898 9012
sgouffon@seligenterprises.com

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





DOUGLAS CORNER

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

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

EXCLUSIVELY MARKETED BY:

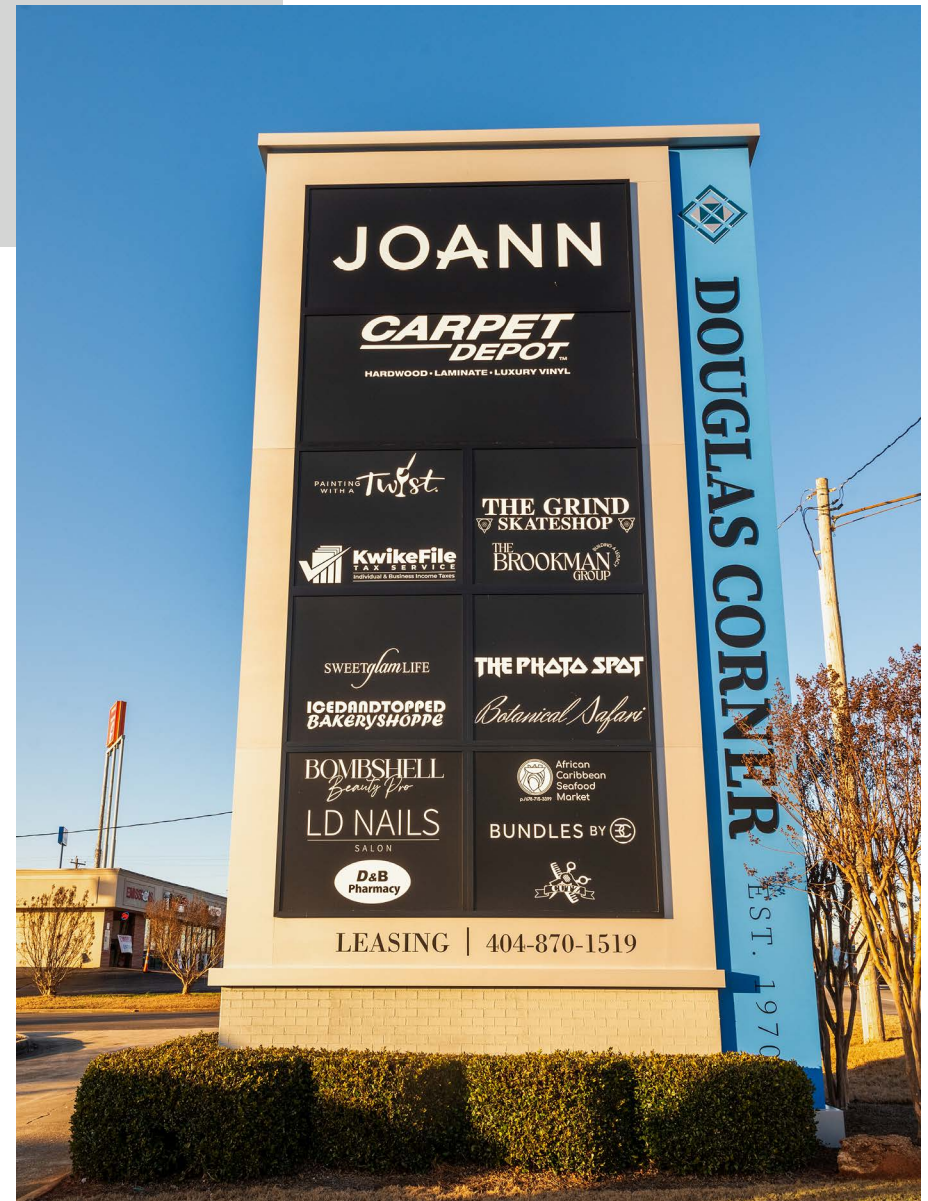
Shirley A. Gouffon
 (404) 898 9012
 sgouffon@seligenterprises.com

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



DOUGLAS CORNER PYLON SIGN

9459 Highway 5
Douglasville, Georgia 30135



**EXCLUSIVELY
MARKETED BY:**

Shirley A. Gouffon
(404) 898 9012
sgouffon@seligenterprises.com

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



THE PHOTO SPOT

JOANN

LD NAILS
SALON

PAINTING WITH A
Twist.



BOMBSHELL
Beauty Pro



KwikeFile
TAX SERVICE
Individual & Business Income Taxes

CARPET
DEPOT
HARDWOOD • LAMINATE • LUXURY VINYL



ICEDANDTOPPEDBAKERYSHOPPE