

## **DOUGLAS CORNER**

ESTABLISHED 1970

Shop Local

SUITE 9459 G - 1,200 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





### 9459 A 9439 9425A 9459 B 9453 9459 C, D 9459 E 9459 F 9459 I 9459 J 9459 9459 L, M 9495 O 9459

#### **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)	
Е	Brookman Enterprises (1,000 sf)	
F	KwikeFile (1,200 sf)	
G	AVAILABLE (1,200 sf)	
Н	AVAILABLE (840 sf)	
1	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)	
0	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)	

451 Parking Spaces

PARKING RATIO: 5.67 SP/ 1,000 SF

# EXCLUSIVELY MARKETED BY:

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







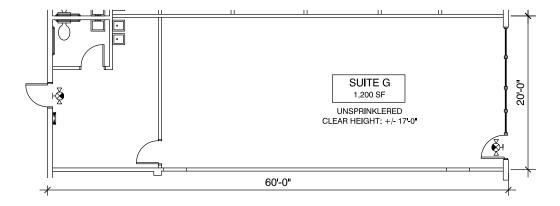








EXCEPT WITH RESPECT TO THE OBLIGATIONS OF LANDLORD WHICH ARE EXPRESSLY PROVIDED IN THE LEASE, LANDLORD HAS MADE NO AGREEMENT, REPRESENTATION OR WARRANTY WITH RESPECT TO THE STATUS OR EXISTENCE. DEF ANY LEASE. OCCUPANCY OR USAGE OF ANY SPACE, OR THE EXISTENCE, DESIGN OR LOCATION OF ANY BUILDINGS, IMPROVEMENTS, PARKING AREAS, USING EVIDE SURPS OR OTHER COMMANDAMENT AREAS WITH RESPECT TO THE SHOPPING CENTER OR ANY OUTPARCELS OR OTHER PROPERTY, LANDLORD BELIEVES THAT THE INFORMATION CONTAINED WITHIN THIS DRAWNIS OF PRESENTLY CORPORCE, BUT LANDLORD MAKES NO WARRANTY, REPRESENTATION OR QUARANTE AS TO TIS ACCOUNT.



SUITE G:

ELECTRICAL SERVICE: 150A 120/208V

3-PHASE

HVAC: (1) 3 TON

WATER HEATER: 6 GAL.

RESTROOMS: ADA COMPLIANT

DOUGLAS CORNER: SUITE G - FLOOR PLAN

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

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

9459 GA. HWY 5, SUITE G DOUGLASVILLE, GA 30134



### **DOUGLAS CORNER**

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

SUITE 9459 - 1,200 SF

#### RENTAL RATES

Rental Rate PSF	\$25.00		
Dimensions	20'-0" x 60'-0"		
Ancillary Charges*	\$3.55		
Total Monthly Charges	\$2,379.17		
*CAM / Taxes / Insurance / Trash (charges are approximate)			

# EXCLUSIVELY MARKETED BY:

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





# **DOUGLAS CORNER**

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

#### **DEMOGRAPHIC SNAPSHOT**

•		0	0	
4	( /	Z	Z	

	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

S\R 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





# DOUGLAS CORNER PYLON SIGN

9459 Highway 5 Douglasville, Georgia 30135



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





# THE PHOTO SPOT JOANN



















**ICEDANDTOPPED***BAKERYSHOPPE*