



# DOUGLAS CORNER

ESTABLISHED 1970

*Shop Local*

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SUITE N - 900 SF

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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:

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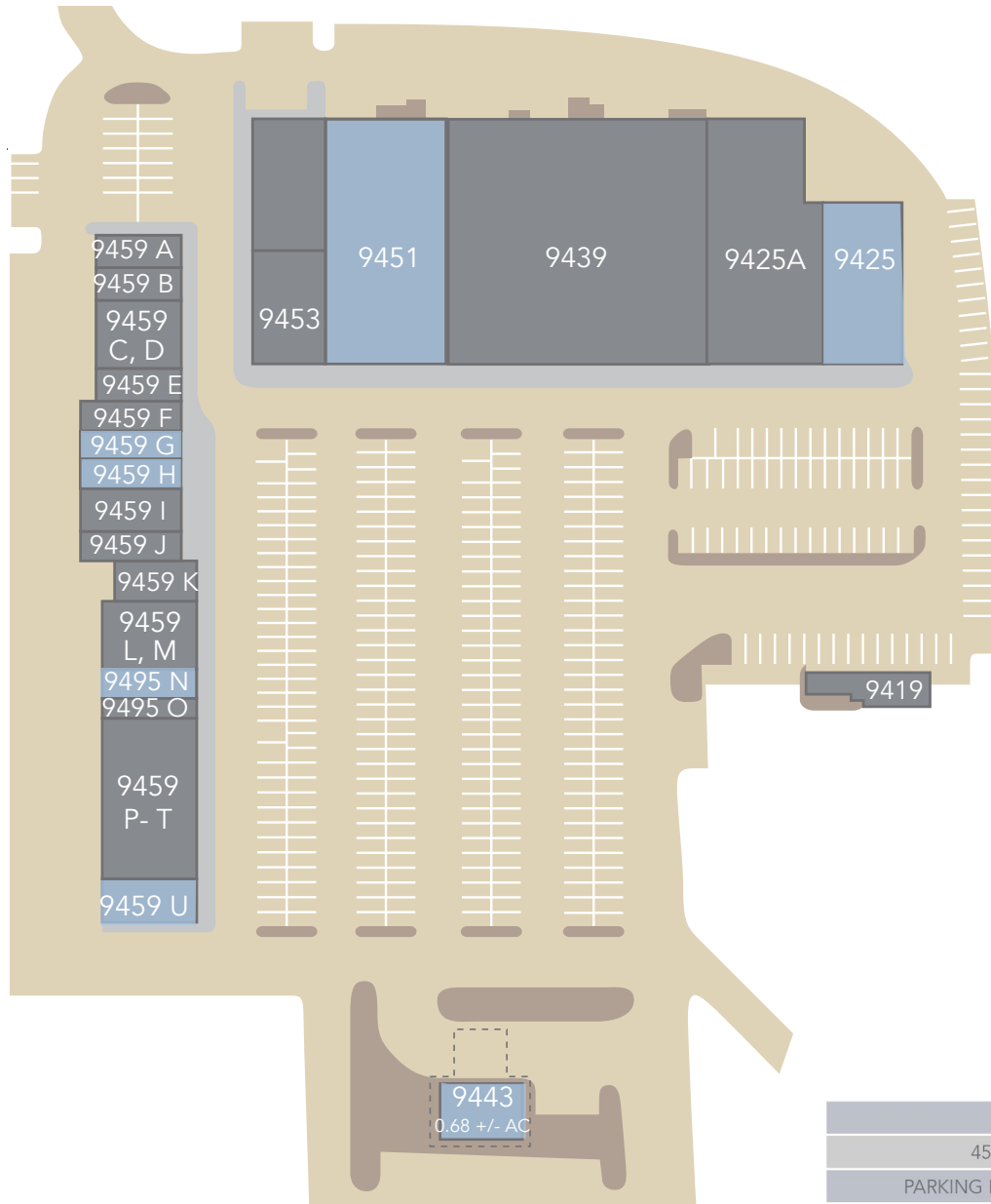




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Available

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 9459 N - 900 SF**

## RENTAL RATES

Rental Rate PSF	\$25.00
Dimensions	15'-0" x 60'-0"
Ancillary Charges*	\$3.45
Total Monthly Charges	\$2,133.75
*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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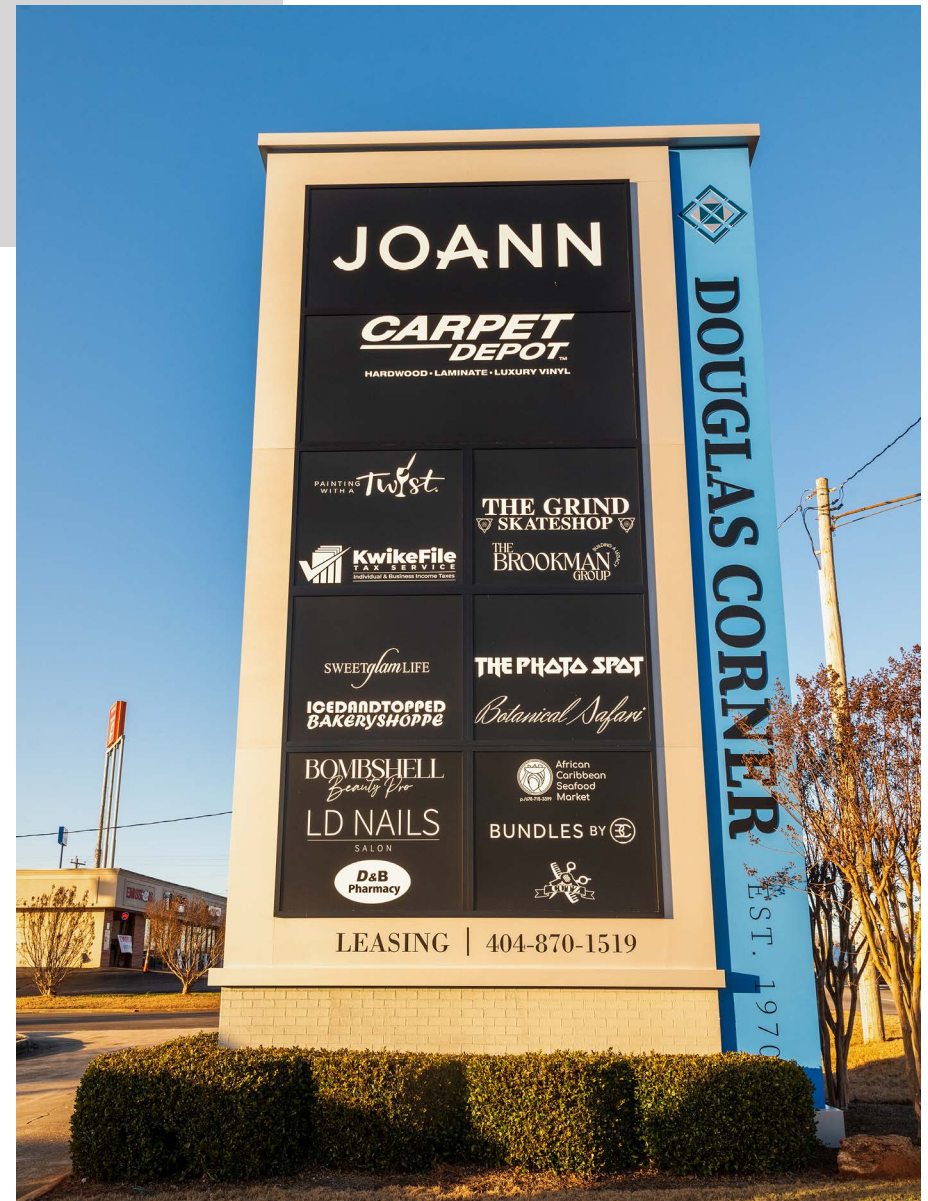
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## PYLON SIGN

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**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**