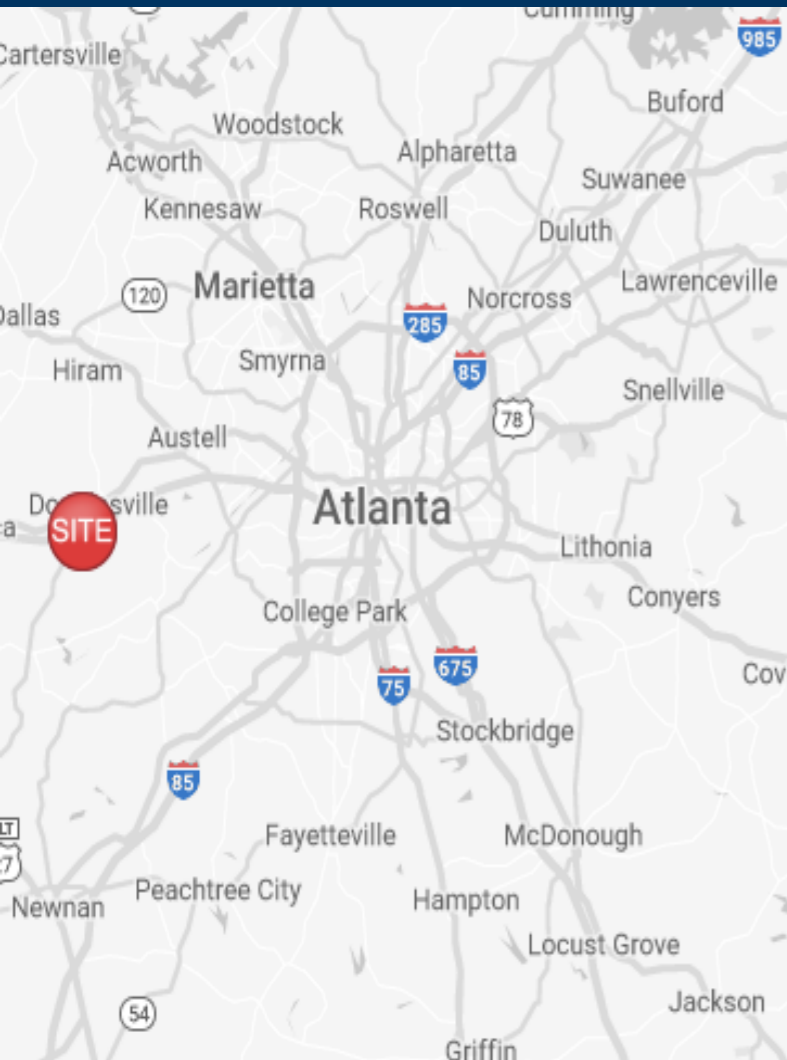


Douglasville Exchange

7424 Douglas Boulevard
Douglasville, Georgia 30135



Leasing Contacts

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Property Highlights

- Douglasville Exchange offers an extraordinary location for its retail, restaurant, and service tenants.
- It is located on Douglas Boulevard just south of I-20 west and west of Highway 5.
- This center is across the street from The Home Depot as well as The Honey Baked Ham and Taco Mac Sports Bar.
- Retail Space Available | 1,800 – 6,720 SF
- Zoned CG | Commercial General

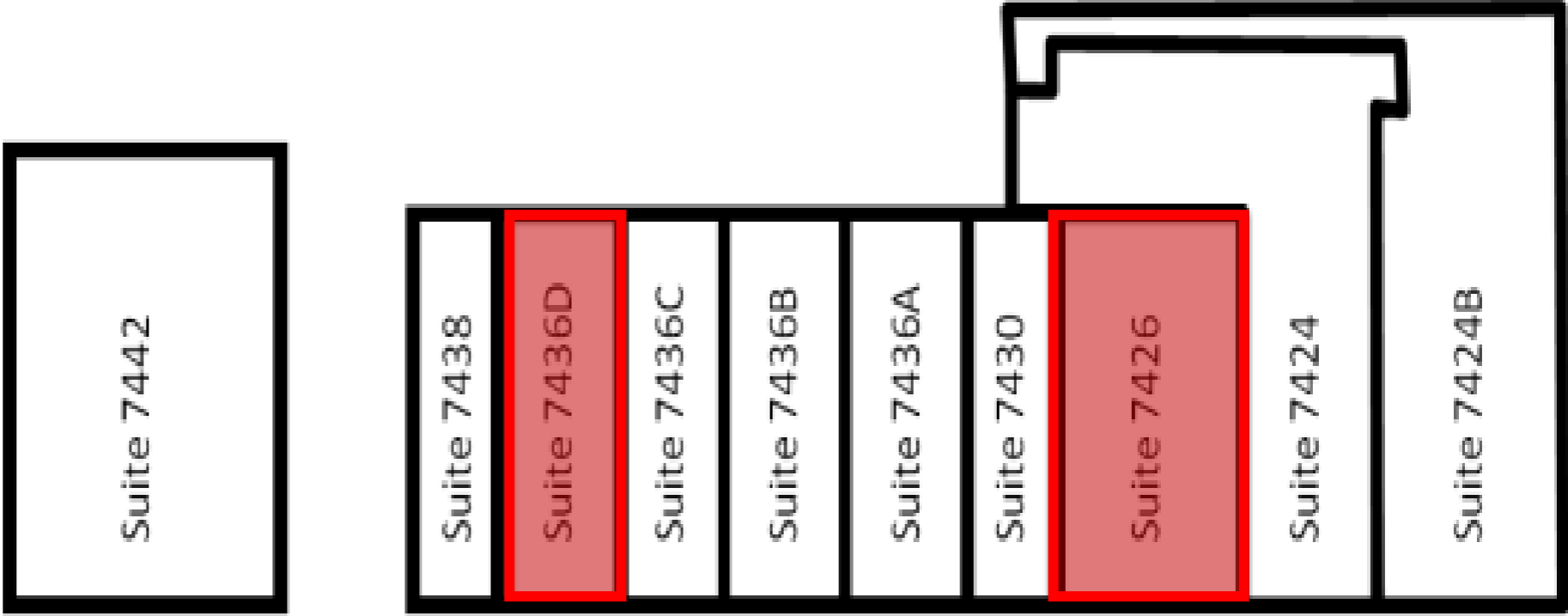
Site Access: The property is accessible from two curb cuts on Douglas Blvd.



Douglasville Exchange

TENANTS

7424	Harbor Freight Tools	14,993
7424B	Lumber Liquidators	12,500
7426	Retail Space Available	6,720
7430	Fin & Feathers	3,333
7436A	Cinco de Mayo Mexican Restaurant	2,938
7436B	1 st Franklin Financial	2,158
7436C	Kumon	1,600
7436D	Retail Space Available	1,800
7438	Painted Lady Salon	1,600
GLA:		47,642 SF
Availability:		1,800 – 6,720 SF



DOUGLASVILLE EXCHANGE

Site Plan

AREA DEMOGRAPHICS



2023
Population

1 MILE	5,436
3 MILE	37,964
5 MILE	84,216



2023 Daytime
Population

1 MILE	3,826
3 MILE	18,263
5 MILE	28,007



Household 2023

1 MILE	2,321
3 MILE	13,718
5 MILE	28,964



Household
Income

1 MILE	\$66,912
3 MILE	\$91,850
5 MILE	\$96,729



DOUGLASVILLE EXCHANGE

Trade Area Overview