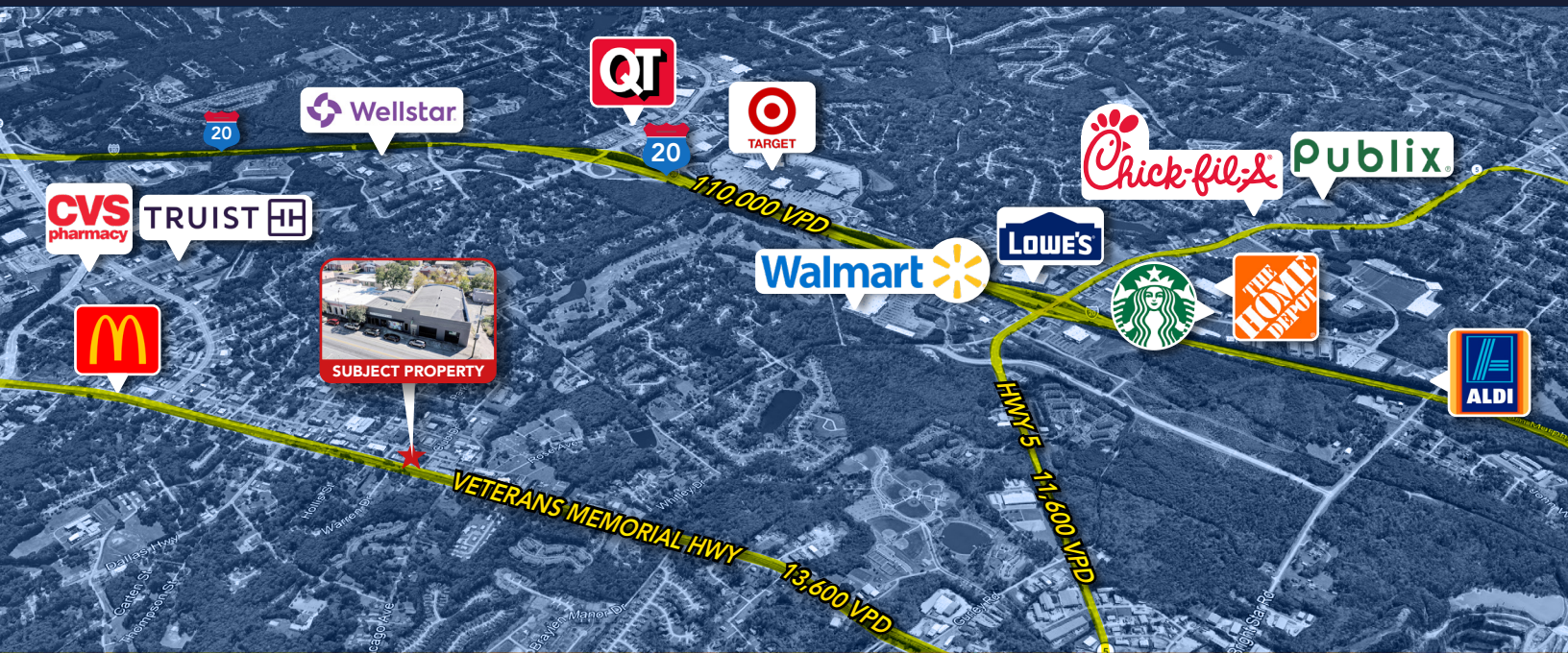


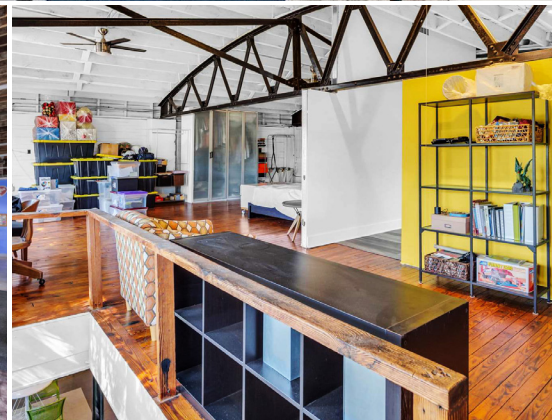
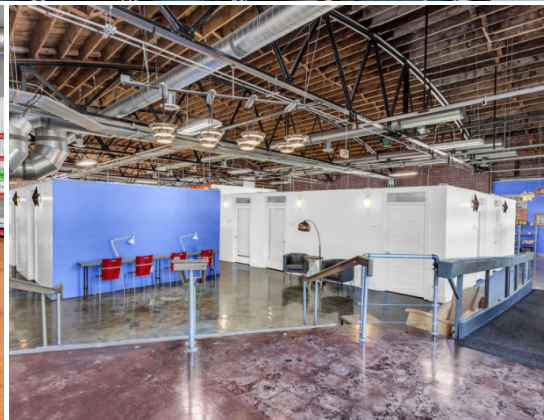
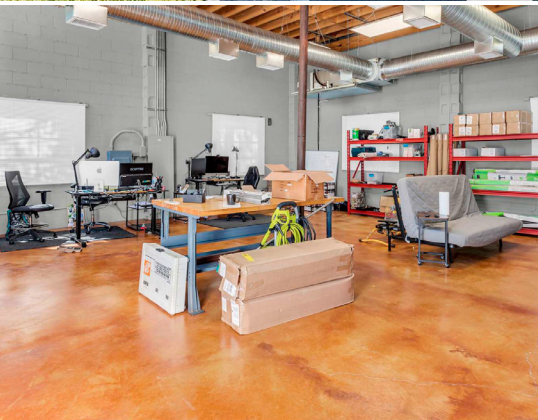
# OFFICE / RETAIL PROPERTY FOR LEASE OR SALE

12461 VETERANS MEMORIAL HIGHWAY DOUGLASVILLE, GA 30134



## PROPERTY OVERVIEW

- Available for lease or sale
- Located on a 1.2 AC lot
- Rare 15,500 total SF building in the heart of Douglasville
- 1,200 SF building for storage and office user & excess land available for roughly 5,000 SF development or additional parking
- Centrally located in downtown Douglasville with multiple residential, hospitality, commercial, and government facility developments
- Currently operating as coworking space with limited term remaining, Buyer has multiple options to lease, owner occupy, or renew management group
- Inventory in the immediate vicinity is limited, with asking market rents ranging from \$18/SF to \$24/SF for varying lease types covering 1,000 SF to 6,000 SF
- 5% projected population growth and \$100,514 average household income within a 5-mile radius
- Close proximity to I-20 access and Wellstar
- **PLEASE DO NOT DISTURB THE TENANT**
- [Link to Douglasville Master Plan](#)



FOR MORE INFORMATION,  
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**RISE**  
PROPERTY  
GROUP