

2022 FAIRBURN ROAD · DOUGLASVILLE, GEORGIA 30135

Prime Medical & Retail Suites

Signalized corner of Interstate 20 & Highway 92 — Douglas County's highest-traffic interchange

3,500 SF

AVAILABLE · 2 SUITES

115,000

VEHICLES DAILY · I-20

150,000+

DOUGLAS COUNTY RESIDENTS

2011

YEAR BUILT

64

PARKING SPACES

LEASING INFORMATION

Rental Rate	Contact for Pricing
Lease Type	NNN
Year Built	2011
Property Type	Medical / Retail
Building / GLA	11,900 SF
Parking Ratio	5.4 / 1,000 SF
Intersection	I-20 & Highway 92
Traffic Light	Yes — Signalized Corner
Traffic Count	115,000 MPSI (I-20)

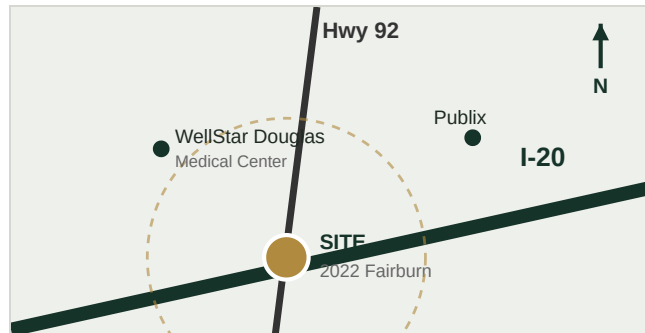
LEASING CONTACT

DBM Realty & Investments LLC

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LOCATION MAP



DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population	7,512	48,340	114,820
Households	2,810	17,480	41,960
Avg. Income	\$62,400	\$72,150	\$79,107

SUITE DETAILS

Suite	SF	Type	Status
Suite 1	2,700	Medical	Occupied
Suite 2	2,400	Turnkey Medical	Available · Inquire
Suite 3	1,800	Office	Occupied
Suite 4	1,100	Full Buildout	Available · Inquire
Suite 5	1,400	Medical	Occupied
Suite 6	1,200	Retail	Occupied
Suite 7	1,500	Professional	Occupied
Total: 11,900 SF		Available: 3,500 SF	Occupied: 8,400 SF



Building Exterior · 2022 Fairburn Road, Douglasville GA



I-20 & Hwy 92 Signalized Corner — 115,000 MPSI Daily Traffic

WHY THIS LOCATION · WHY NOW

Lionsgate Studios

Microsoft

Google

Amazon

138+ New Businesses (2023–2025)



Signalized corner at I-20 & Hwy 92 — **Douglas County's busiest interchange**. Monument signage visible to 115,000 vehicles daily.



Suite 2: Turnkey medical buildout — available immediately. Avoids \$140,000–\$240,000 in construction costs vs. comparable shell space. No build-out delay.



RENDER Douglasville mixed-use residential community under development at 2553 Fairburn Rd — same corridor, same customer base arriving.



Douglas County population **150,000+**, growing 2.4% annually. WellStar Douglas Medical Center **4 minutes away**. Established medical tenant mix in building.

MOVE-IN READY ADVANTAGE

Suite 2's turnkey clinical buildout represents **\$140K–\$240K** in avoided tenant improvement cost — the equivalent of 5–10 years of rent savings versus taking shell space on the open market.