

Douglasville Crossroads

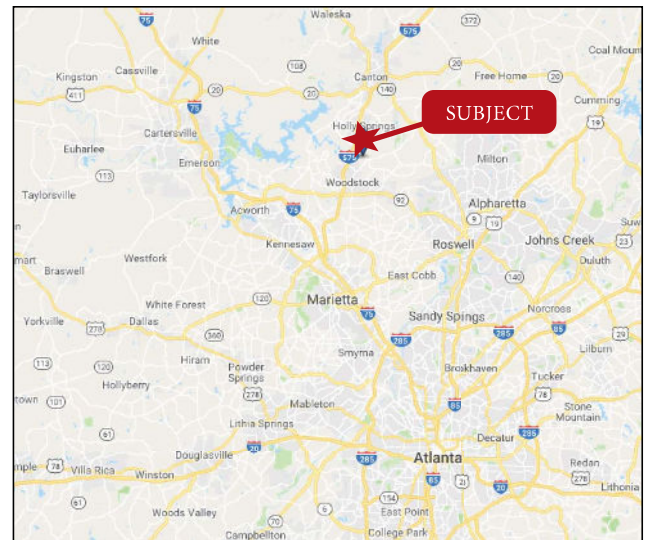
Walmart and Sam's Club Shadow Anchor Center

Excellent Visibility along GA State Route 5 - One 1,500 SF Space Available



6977 & 7003 Concourse Pkwy Douglasville, GA 30314

- Douglasville Crossroads is a 42,700 SF shopping center located at the northeast corner of I-20 and Highway 5 in Douglasville, GA.
- Over 77% of Douglasville Crossroads is occupied by a national/regional tenants.
- Direct access off of Interstate 20 (89,500 AADT) with a population of over 90,000 residents live within a 5-mile radius of the Property.
- The center is surrounded by retail centers, Arbor Place Mall, hotels and restaurants.



FOR LEASE

Demographics

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2020	20,932	88,563	241,168
Projected 2025 Population	21,991	93,369	255,116
Annual Growth 2010-2020	1.1%	1.1%	1.1%
Total Households	7,870	30,528	83,796
Average Household Income	\$66,027	\$75,976	\$79,567
Median Age	36.2	36.4	36.2

Traffic Count

30,026 VPD Bill Arp Road

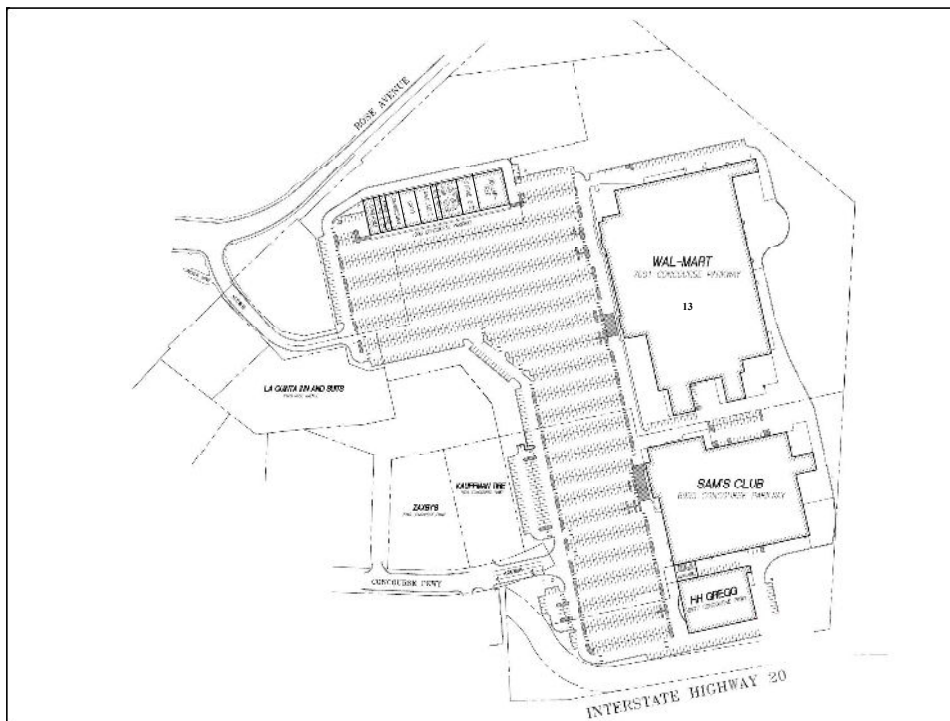
FOR MORE INFORMATION, CONTACT:

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LEASE AT Douglasville Crossroads

**6977 & 7003 Concourse Pkwy
Douglasville, GA 30314**



Unit	Tenant	Area
6977-A	Wings & Seafood, Inc.	1,200
6977-B	Sports Clips	1,500
7003-A	All Washed Up	3,500
7003-C	CJ Nails	1,500
7003-D	Metro PCS	1,500
7003-E	Its Fashion	4,032
7003-G	Cato	4,500
7003-I	Buddy's Furniture	4,988
7003-K		1,500
7003-L	H&R Block	2,000
7003-M	China East	2,000
7003-N	Stevie B's	5,000
7003-N2	VACANT	1,500
7003-Q	Dollar Tree Stores	8,000
		42,720
MAJ-A	Wal-Mart	
MAJ-B	Sam's	
MAJ-C	The Furniture Company	



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