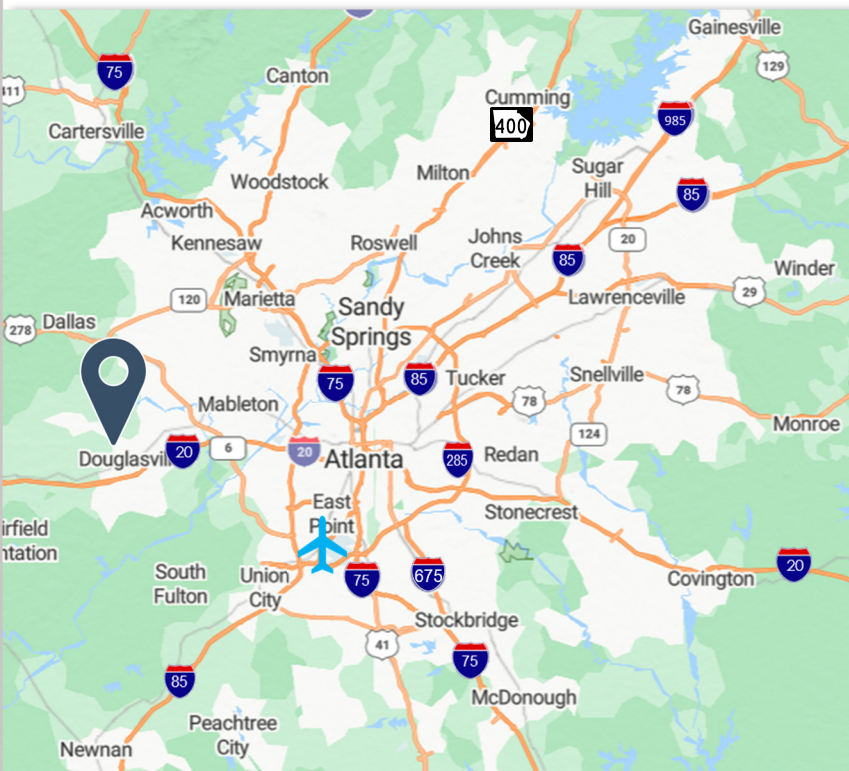


# BROWNSVILLE SQUARE



6525 Hiram-Douglasville Hwy | Douglasville, GA 30134 | Paulding County

Available Retail



## PROPERTY INFORMATION:

Food Depot brings consistent grocery-driven traffic along with a strong mix of daily needs providers like Subway, Domino's Pizza, Nail World and Styles by Traci. Paulding County's population has surged by 75% during the last 25 years. It is expected to increase another 56% over the next 15 years. It is the 2<sup>nd</sup> fastest growing county in Georgia. *Source: Paulding County Economic Development.*

## PROPERTY HIGHLIGHTS:

Project GLA:	65,266 ± SF
Available:	3,150 SF Inline 4,200 SF End Cap
Anchor:	Food Depot
Type:	Grocery Anchored
Parks:	Ample Parking



Leasing Contact:  
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SUITE	TENANTS	SF
A	AVAILABLE	4,200
D	Subway	1,400
E	Nail World	1,400
F	Styles by Traci	1,400
G	Vaporizer	1,400
6525	Food Depot	48,466
I-K	AVAILABLE	3,150
L	Main Moon Chinese	1,050
M	Domino's Pizza	1,400
N	Mingo's Snow Cones	1,400



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## DEMOGRAPHICS

	3 Miles	5 Miles
Population	29,218	78,457
Households	9,700	64,390
Average HH Income	\$106,391	\$100,790
Daytime Population	19,600	27,280

## DRIVE TIME

	10 Min	15 Min
Population	45,758	111,773
Households	15,570	39,178
Average HH Income	\$101,061	\$102,602
Daytime Population	35,559	99,702

LATITUDE | LONGITUDE  
33.7687, -84.7696

TRAFFIC COUNTS  
10,400 Hiram-Douglasville Hwy (N) | 8,050 Brownsville Rd



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Columbia Properties Incorporated has developed more grocery anchored shopping centers than any other developer in Georgia since our inception in 1981. In addition to our development expertise, CPI continues to achieve recognition as one of Atlanta's most successful retail investment, leasing and management firms. We apply the same vigorous analysis and due diligence in providing investment recommendations for our partners and third-party clients as for ourselves. CPI has successfully established and fostered relationships with some of the most prominent grocery and retail tenants in the country.



Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments. We provide very individual attention to our Landlords, Developers and the Communities we serve.

RLA prides itself on being a small firm with the reach and resources of a large firm.

LEASING CONTACT:  
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