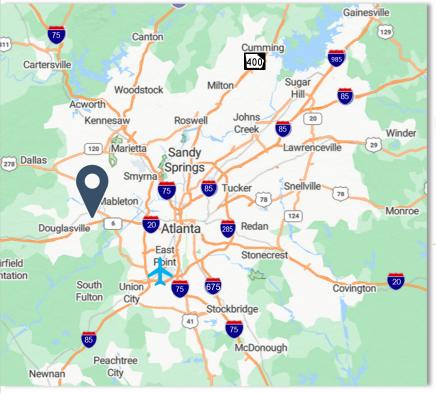


8471 – 8515 Hospital Drive| Douglasville, GA 30134 | Douglas County

### Available Retail





### PROPERTY INFORMATION:

Douglas Commons is located one mile north of I-20 along Hospital Drive & Fairburn Road. Nearby Wellstar Douglas Medical Center has 108 beds with over 189,000 visits annually, including ER. The busy Kroger and Fuel Center, along with the popular national and local tenants, generate strong traffic to the project. Positioned just minutes from Arbor Place Mall and surrounded by dense residential growth, Douglas Commons benefits from a steady flow of shoppers and a thriving trade area.

#### PROPERTY HIGHLIGHTS:

Project GLA: 97,027

Available: 1,400 + SF (2nd Gen Restaurant)

Anchor: Kroger

Type: Neighborhood Grocery Anchored

Parks: 526 +



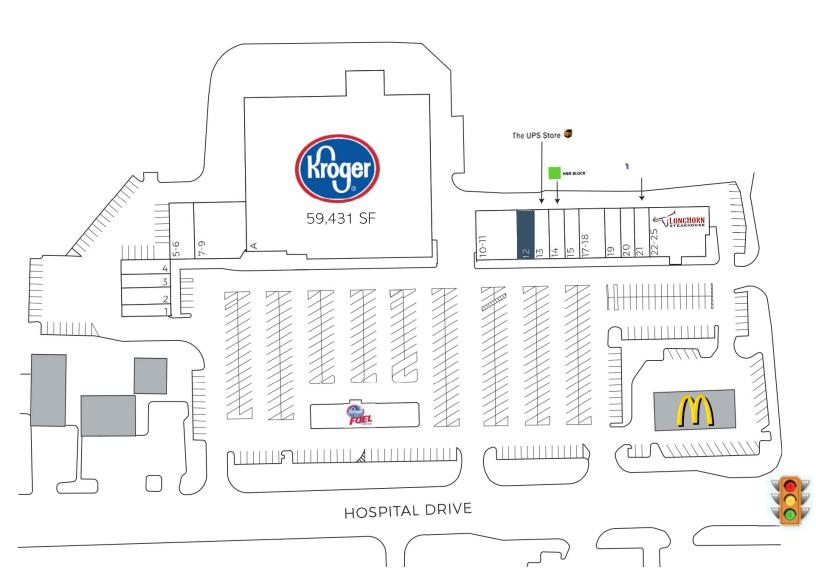


Leasing Contact: SHANNON SHUMAN MARTIN 404.312.4305

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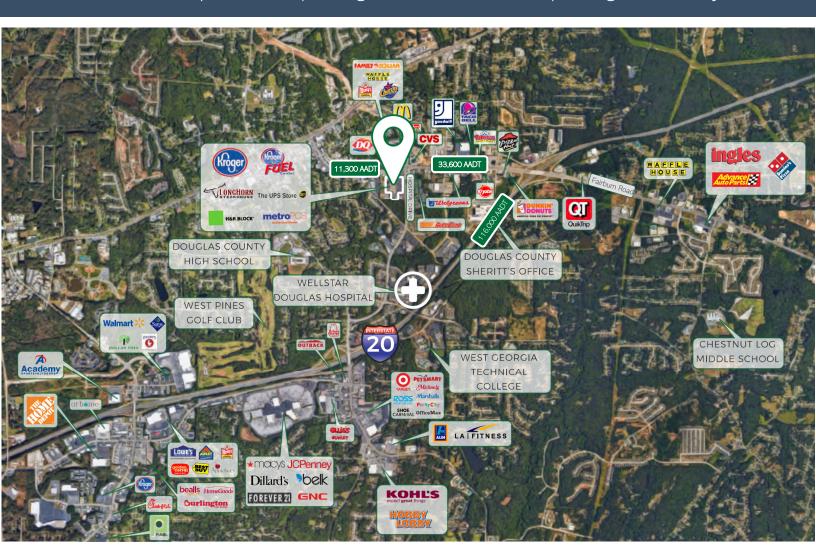


| SUITE | TENANTS                              | SF    |
|-------|--------------------------------------|-------|
| 1     | Classic Cleaners                     | 1,400 |
| 2     | Shonuff Styles                       | 1,400 |
| 3     | Douglasville Tobacco & Vape          | 1,750 |
| 4     | Focus Barber                         | 1,050 |
| 5-6   | Physiotherapy Association            | 3,200 |
| 7-9   | City Gear                            | 5,556 |
| 10-11 | Sunny Beauty Supply                  | 4,200 |
| 12    | AVAILABLE (2 <sup>nd</sup> Gen Rest) | 1,400 |
| 13    | The UPS Store                        | 1,400 |

| SUITE | TENANTS             | SF     |
|-------|---------------------|--------|
| 14    | H&R Block           | 1,680  |
| 15    | Lisa's Nails        | 1,120  |
| 17-18 | Taqueria Jalisco    | 2,800  |
| 19    | China Express       | 1,400  |
| 20    | J Buffalo Wings     | 1,400  |
| 21    | Metro PCS           | 1,400  |
| 22-25 | Longhorn Steakhouse | 6,440  |
| A     | Kroger              | 59,431 |
|       |                     |        |



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| DEMOGRAPHICS |   |   | DRIVE TIME   |  |  |
|--------------|---|---|--|--|--|
| 3 Miles      | 5 Miles                                 |   | 10 Min   | 15 Min   |  |
| 42,327       | 96,406                                  | Population  | 44,556   | 129,918  |  |
| 15,357       | 34,050                                  | Households  | 16,136   | 119,330  |  |
| \$98,154     | \$101,032                               | Average HH Income   | \$94,974   | \$97,938   |  |
| 46,560       | 87,324                                  | Daytime Population  | 52,290   | 47,061   |  |
|              | 3 Miles<br>42,327<br>15,357<br>\$98,154 | 3 Miles 5 Miles<br>42,327 96,406<br>15,357 34,050<br>\$98,154 \$101,032 | 3 Miles 5 Miles 42,327 96,406 Population 15,357 34,050 Households \$98,154 \$101,032 Average HH Income | 3 Miles       5 Miles       10 Min         42,327       96,406       Population       44,556         15,357       34,050       Households       16,136         \$98,154       \$101,032       Average HH Income       \$94,974 |  |

LATITUDE | LONGITUDE 33.751148 | -84.730945

TRAFFIC COUNTS 33,600 Fairburn Road | Fairburn Road (NW) 11,300



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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.

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ADVISORS