

FORMER TOYS-R-US

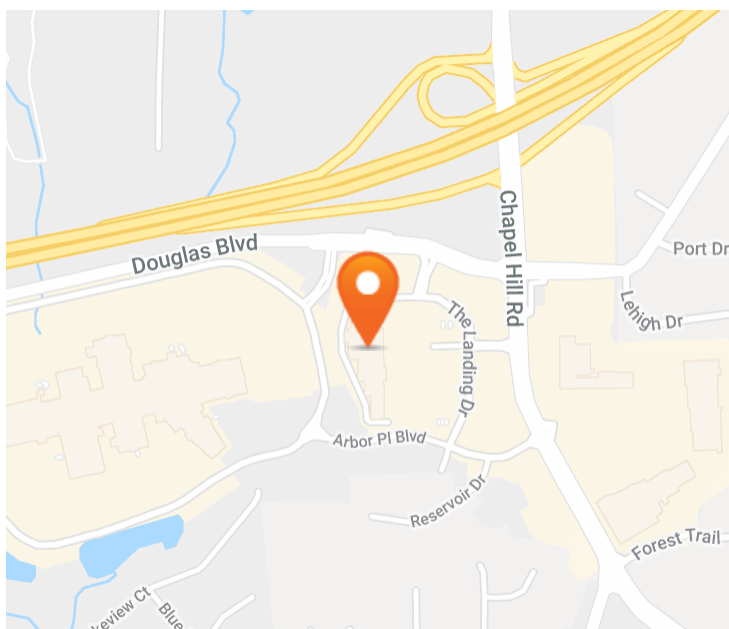
9365 The Landing Drive, Douglasville, GA 30135

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Site is located in the heart of Douglasville's retail corridor



PROPERTY HIGHLIGHTS

- Available for Sale or Lease: 49,286 SF on 3.4 acres
- Frontage: 204'
- Parking Spaces: 246
- Arbor Place Mall retail corridor featuring; Belk, JCPenney, Dillards, Macy's, Bed Bath & Beyond, Ross, Michael's, Marshalls, LA Fitness and Target
- Close proximity to I-20
- GA DOT Traffic Counts: I-20-105,000 AADT / Chastain Rd-23,000 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	5,624	44,739	88,183
Average Household Income (\$)	77,842	76,776	75,270
Daytime Population	9,661	46,577	75,050

EXCLUSIVE AGENT(S)

ALAN SHAW • alan.shaw@tscg.com • 770.955.2434

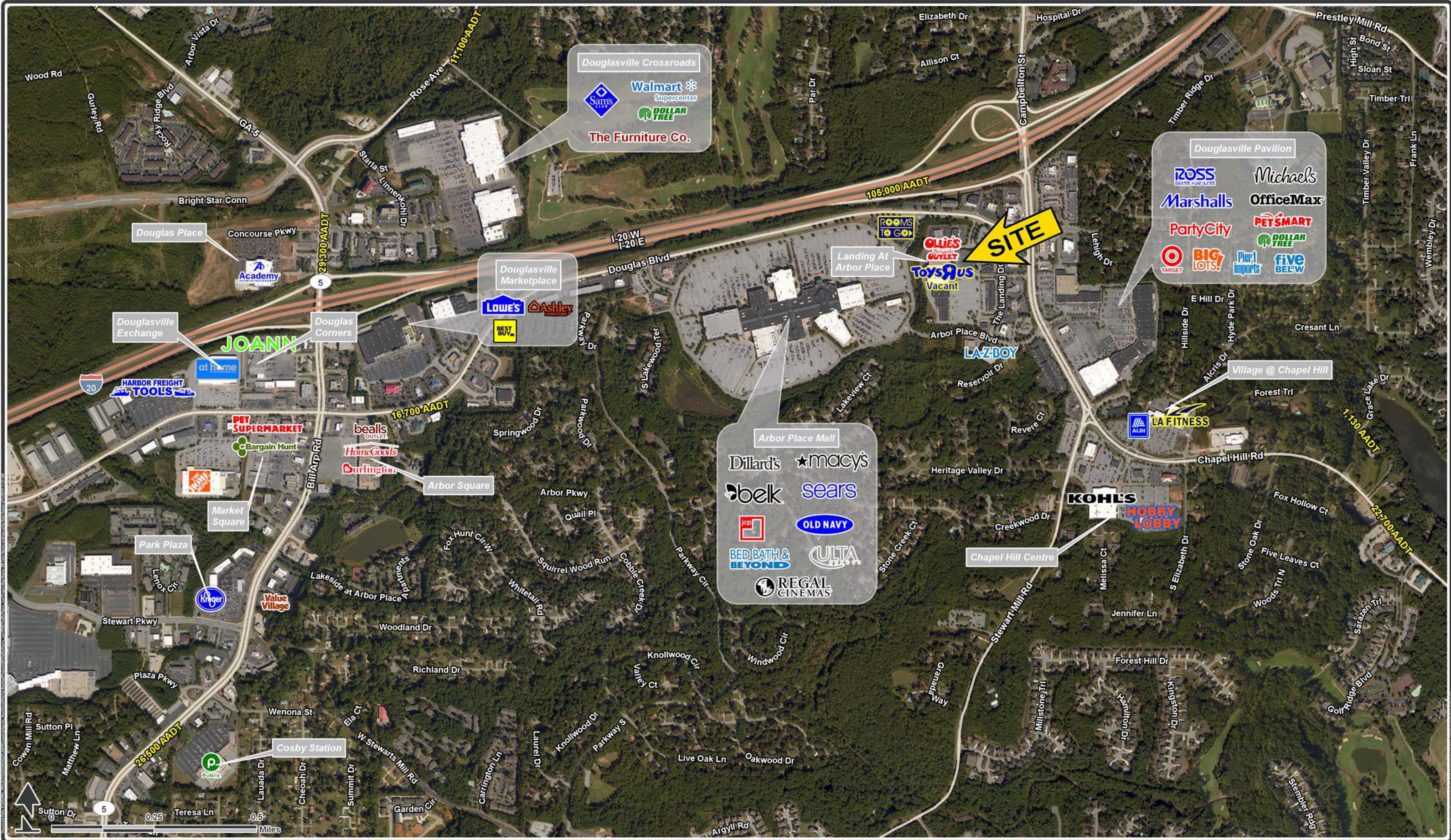
DREW LEWIS • drew.lewis@tscg.com • 770.955.2434



Arbor Place / Douglasville

Area Retail

June 2019



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