

# Douglasville TownCenter

5893 Stewart Parkway  
Douglasville, GA 30135

## DOUGLASVILLE TOWN CENTER

is located on the south side of Stewart Parkway, 3/4 of a mile southwest of the I-20 and Highway 5 interchange. Douglasville is 20 miles west of Atlanta. The town retail core includes Walmart, Home Depot, Lowe's, Sams, JC Penny, Dillard's, Macy's, Sears, Borders Books and Bed Bath & Beyond.



**BLOCK &  
KAHAN**  
PROPERTIES

Property Investment & Development  
Real Estate Brokerage & Management

### INFORMATION:

Ed Block: [eblock@block-kahan.com](mailto:eblock@block-kahan.com)  
Joel Kahan: [jkahan@block-kahan.com](mailto:jkahan@block-kahan.com)  
P: 203.562.4000 F: 203.562.7000  
[www.block-kahan.com](http://www.block-kahan.com)  
Brokers Protected

## AVAILABLE FOR LEASE

The NEW, REDEVELOPED  
**Douglasville Town Center**  
Anchor Spaces of 117,789SF 70,611SF and 32,405 SF  
Store Spaces from 740 SF to 17,400 SF



# Douglasville TownCenter

5893 Stewart Parkway Douglasville GA 30135

A destination in-line retail center located across from a regional postal facility in a mature, high traffic mature retail & commercial district. Flexible uses, all utilities, high parking ratio, easy access, high visibility.

Leasable Area: 267,800 SF  
 Anchor Spaces: 117,789 SF  
                           70,611 SF  
                           32,405 SF  
 Shop Spaces: 740 - 17,400 SF  
 Year Built: 1990  
 Construction: Masonry/ Steel  
 Land Area: 33.38 Acres +/-  
 Zoning: GC: General Commercial  
 Uses: Retail, Office, Automotive  
 Parking: 1,540 Spaces/ 5.3 per 1,000



## Douglasville has it all!

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Ed Block: eblock@block-kahan.com  
 Joel Kahan: jkahan@block-kahan.com  
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With its excellent highway access, proximity to Atlanta's Hartsfield International Airport, and the easy availability of all utility services, the City of Douglasville is fast becoming Atlanta's western retail, commercial and residential regional hub.

**5-Mile Radius Demographics:**

Population:	70,735
(10- Mile Radius: 172,028)	
Population Change 2000 - 2006:	+20.68%
Median Age	36
Avg Household Income:	\$71,995





	For Lease	Active
	<b>Type:</b> <b>Total Space Available:</b> <b>Divisible To:</b> <b>Maximum Contiguous:</b> <b>GLA:</b> <b>Date Last Verified:</b> <b>Property ID:</b>	Shopping Center Strip Center 117,789 SF 32,400 SF 200,000 SF 272,000 SF 5/7/2008 15635118

Available Spaces							
Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
Space 1	117789 SF	32400	200000	\$7.50/SF/Year	Immediate	Strip Center	No

Lease Type: NNN

