



Golf Ridge Blvd

Price: \$1,500,000 - FULLY LEASED
8.25% CAP / 11.76% Pro-Forma

16,000 SF PROFESSIONAL OFFICE BUILDING
LONG-TERM TENANTS

DON EDWARDS

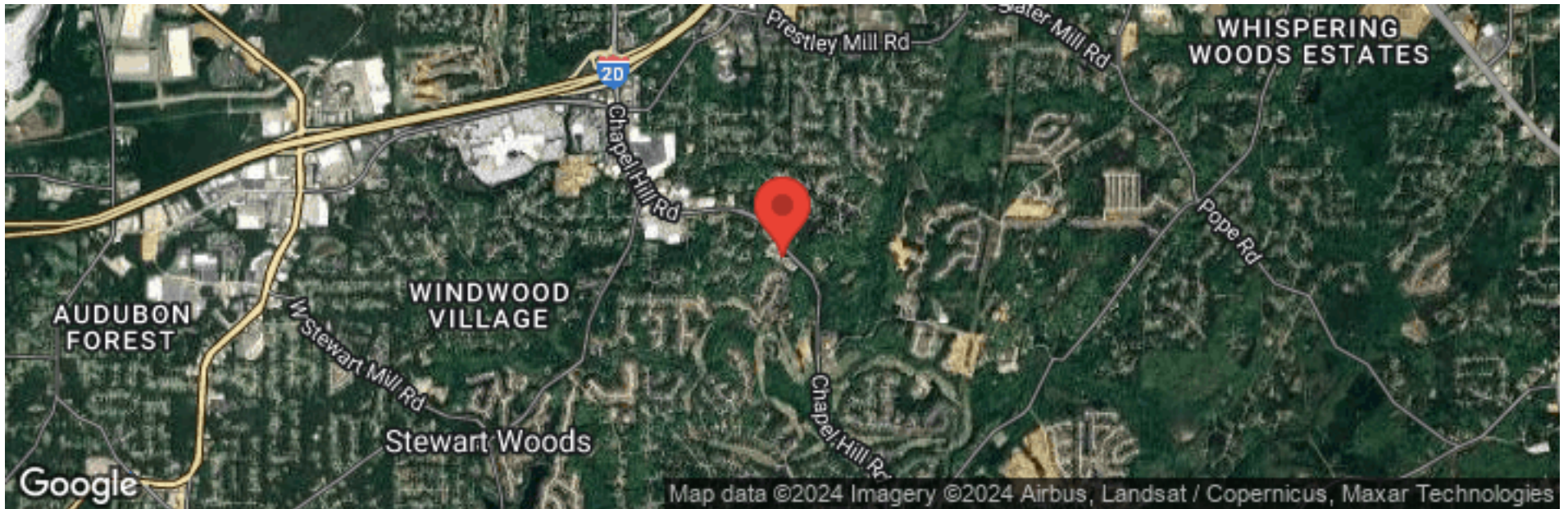
Associate Broker/KW Director
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119563, GA

Property Description

16,000 square foot class B office building in Douglasville. Property is fully occupied and many several long term tenants many with recently renewed leases. Recent updates include HVAC and plumbing.



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Location Overview

Located in the city of Douglasville in the Chapel Hills Office Village south of I-20 on the corner of Chapel Hill Road, near Arbor Place Mall. Surrounded by upscale retail, dining and residential developments.



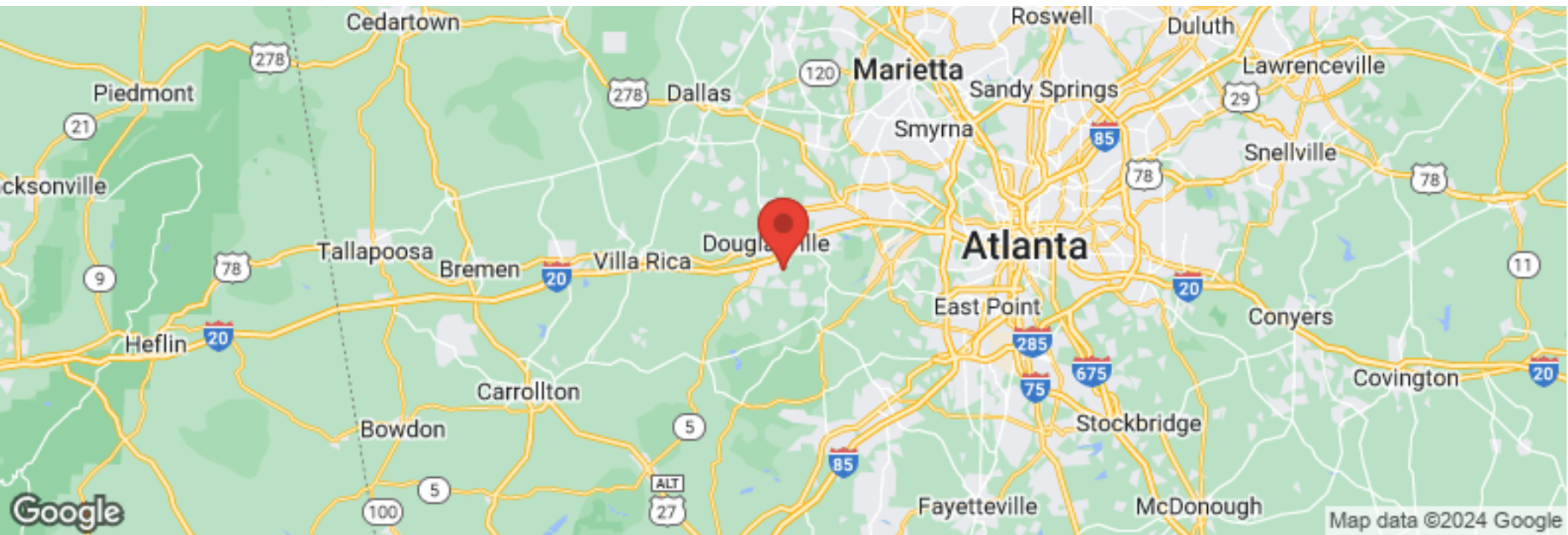
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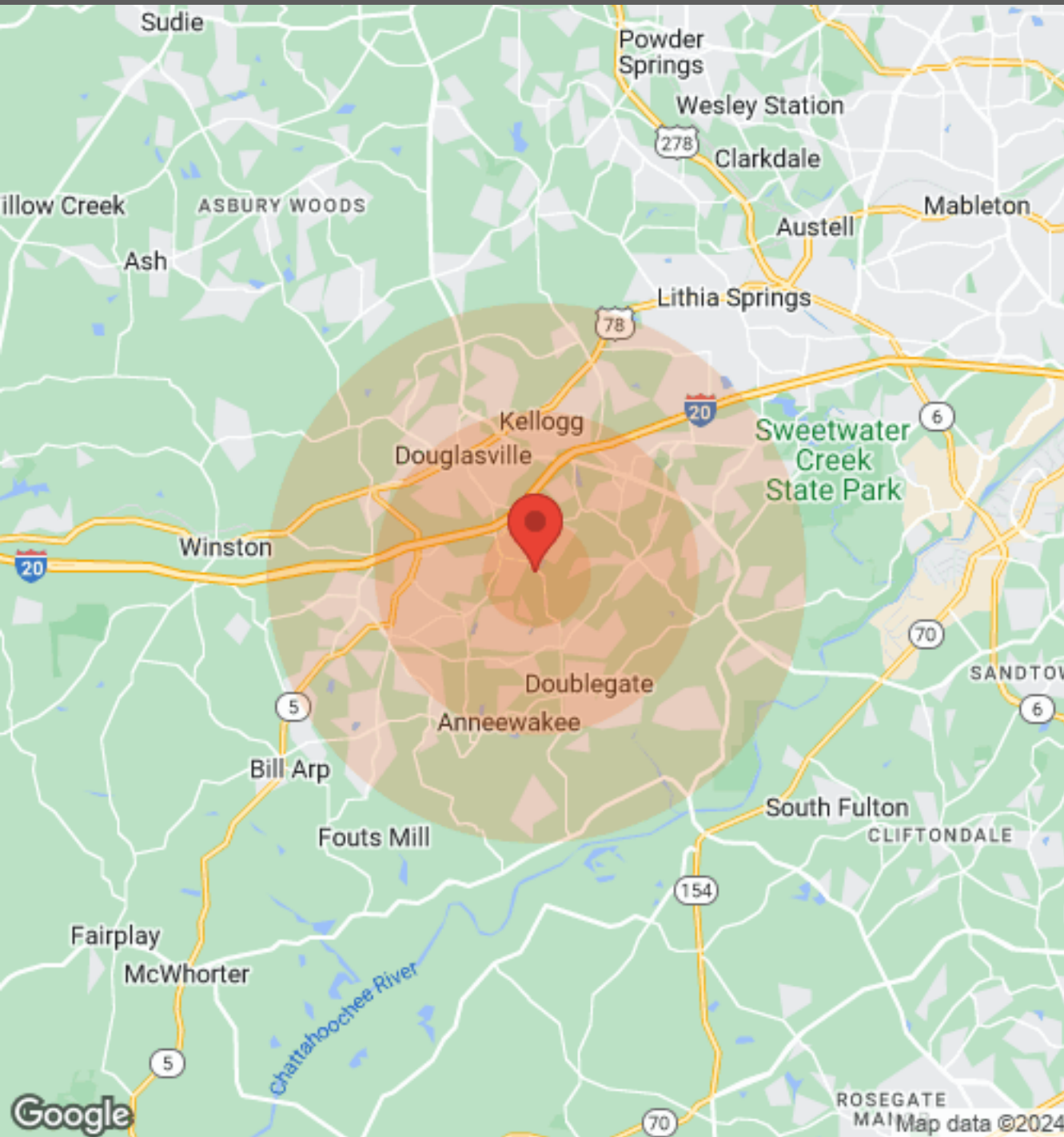


Douglasville, GA

A city on the rise! Exciting growth and opportunities are transforming this vibrant community. Large economic developments like Sam's Club's new fulfillment center in Douglas County, creating 600 jobs and investing over \$142 million will significantly boost the local economy and increase the need for new thriving businesses and expansions. Douglasville is also becoming a destination for movie magic. Lionsgate Studios has chosen the city for its new film and TV complex, "Great Point Studios." Covering 40 acres and costing \$160 million, this state-of-the-art facility features 11 sound stages. It promises to be an epicenter for creativity and a haven for filmmakers. Amidst this wave of development, Douglasville maintains its charm and sense of community. Historic downtown offers unique shops and delightful dining options. Located near Atlanta, Douglasville provides easy access to the city's opportunities while offering a close-knit community where neighbors support each other and local businesses thrive.

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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	3,226	18,663	47,657
Female	3,411	19,555	48,411
Total Population	6,637	38,218	96,068

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,403	8,648	22,672
Ages 15-24	1,043	5,663	15,181
Ages 25-54	2,440	14,557	37,087
Ages 55-64	868	4,286	10,388
Ages 65+	883	5,064	10,740

Race	1 Mile	3 Miles	5 Miles
White	3,964	19,804	44,499
Black	2,219	15,721	44,240
Am In/AK Nat	9	15	40
Hawaiian	N/A	1	10
Hispanic	408	2,841	9,148
Multi-Racial	528	4,204	12,528

Income	1 Mile	3 Miles	5 Miles
Median	\$115,344	\$63,365	\$55,616
< \$15,000	77	1,341	2,909
\$15,000-\$24,999	95	1,060	2,687
\$25,000-\$34,999	51	1,173	3,357
\$35,000-\$49,999	179	1,909	5,342
\$50,000-\$74,999	277	2,539	7,068
\$75,000-\$99,999	378	2,052	5,159
\$100,000-\$149,999	699	2,314	4,582
\$150,000-\$199,999	298	526	1,020
> \$200,000	221	600	773

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,472	15,240	36,303
Occupied	2,296	13,812	32,844
Owner Occupied	2,065	9,195	23,326
Renter Occupied	231	4,617	9,518
Vacant	176	1,428	3,459

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DONALD B EDWARDS JR

KW Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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