



**OFFERING
MEMORANDUM
FOR PROFESSIONAL
OFFICE BUILDING**

**3150 GOLF RIDGE BLVD,
DOUGLASVILLE, GA
30135**

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CONFIDENTIALITY & DISCLAIMER

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EXECUTIVE SUMMARY



Located in Douglasville, Georgia, this professional office building includes a total of 6,488 SF of Office Space. This investment offering is 100% leased.

The City of Douglasville is 20 miles from downtown Atlanta and just 10 minutes west of Six Flags Over Georgia. This property is located just off of Chapel Hill Road in the Golf Ridge Office Park, and is surrounded by upscale retail, dining, and residential developments.

This Office Building is being offered at **\$950,000**

FINANCIAL ANALYSIS



3150 Golf Ridge Blvd, Douglasville, GA 30135	
INCOME	
Lease Income (Suite 101 @ \$3,000/month) (Suite 201 @ \$3,750/month)	\$ 81,000.00
EXPENSES	
2023 Taxes	\$ 15,698.80
Insurance *Estimated	\$ 2,400.00
Repairs/Maintenance *Estimated	\$ 1,000.00
HOA Fee <i>(Trash service, grounds keeping, water run-off, insurance for the parking lot)</i>	\$ 4,500.00
NET OPERATING INCOME	<u>\$ 57,401.20</u>

FINANCIAL ANALYSIS

3150 GOLF RIDGE BLVD



Suite	Tenant	Size	Lease Start	Lease Expire	Monthly Base Rent	Annual Rent PSF
101	ARCpoint Labs of Douglasville	3,171 SF	2/1/2022	1/31/2032	\$3,000.00	\$36,000.00
201	Judicial Alternatives of Georgia	3,317 SF	11/1/2021	2/28/2027	\$3,750.00	\$45,000.00
Total	-	6,488 SF	-	-	\$6,750.00	\$81,000.00

MARKET ANALYSIS

AREA MAPS



Source: Google Earth Pro

MARKET ANALYSIS

DEMOGRAPHICS



	0-1 mi.	1-3 mi.	3-5 mi.
Population			
2026 Forecast	7,182	31,781	49,825
2021 Summary	6,927	30,656	47,977
Households			
2026 Forecast	2,928	10,814	17,010
2021 Summary	2,818	10,402	16,349
Median Household Income	\$60,231	\$54,031	\$57,168
Average Household Income	\$77, 142	\$75,426	\$76,000

Source: Esri