

FOR SALE



11625 Veterans Memorial Hwy, Douglasville, GA 30134

- +/- 4.767 Acres | 9,616 SF
- Four buildings built between 1950-1970
- Approximately +/- 2.2 miles to Interstate 20 Exit 37 and +/- 30 minutes to Atlanta
- Additional income through Comcast Cable Communications lease

List Price: \$900,000



Luke Sauls

Broker

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Jane H. Sauls, CCIM

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Commercial Realty Services of West Georgia | www.westgeorgiacommercial.com

This information is subject to the Identification of the Parties, Disclaimer, and Confidentiality statements on the second page of this document. If you do not have such a page, call 770.841.4591 and a replacement page will be provided.

FINANCIAL ANALYSIS



RENT ROLL

Tenant	Lease Start	Lease End	Monthly Base Rent	Annual Base Rent
Comcast Cable Communications, LLC	July 1, 2001	June 30, 2026	\$1,672.96	\$20,075.55

NET OPERATING INCOME

Rental Revenue	\$20,075.55
Total Income	\$20,075.55
Expenses	-
Net Operating Income	\$20,075.55

*Tenant has 4 additional 5-year renewal options



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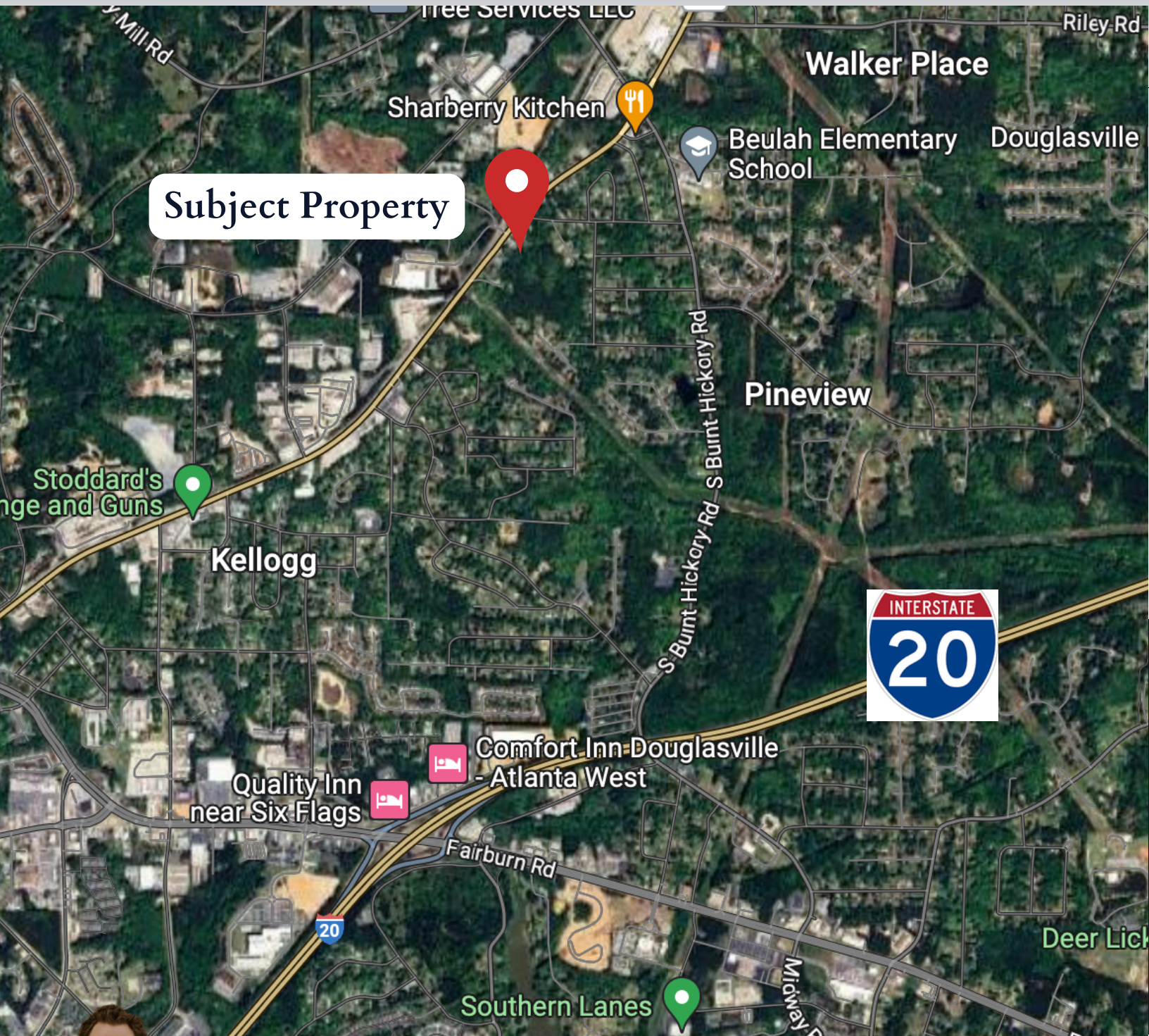
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PROPERTY LOCATION



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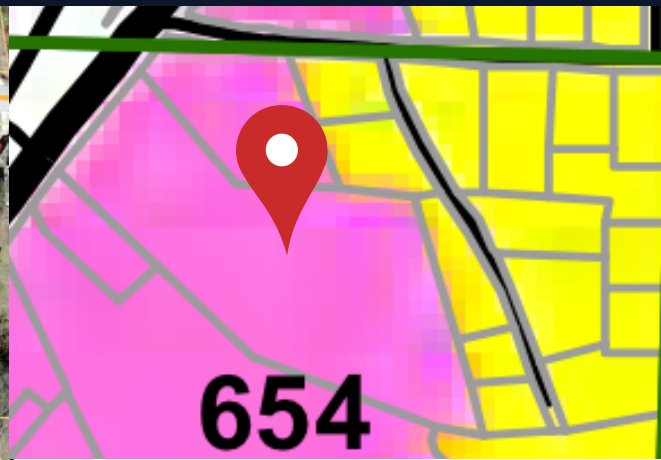
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



PROPERTY ZONING

MIXED USE CORRIDOR



Legend

Future Land Use

-  F (Forestry)
-  A (Agricultural)
-  RP (Rural Places)
-  SL (Suburban Living)
-  UR (Urban Residential)
-  TC (Transitional Corridor)
-  NVC (Neighborhood Village Center)
-  CVC (Community Village Center)
-  MUC (Mixed Use Corridor)
-  WC (Workplace Center)



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DOUGLASVILLE, GA



Home to more than 30,000 residents who enjoy a family-friendly environment with the benefits of a major city nearby. Our community offers excellent schools, a variety of cultural activities, great civic amenities, and a local community that welcomes everyone.

Conveniently located just west of Atlanta, Douglasville is a small town full of charm! Whether you are here for business or pleasure there is something for everyone to enjoy!

<https://www.visitdouglasville.com/9/About>