



VILLAGE AT CHAPEL HILL

3000 Chapel Hill Rd, Douglasville, GA 30135

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DEMOGRAPHICS

1 MILE

 3,903 Estimated population	 5,763 Estimated daytime population	 \$101,146 Average household income	 1,372 Households
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3 MILE

 46,500 Estimated population	 22,265 Estimated daytime population	 \$76,471 Average household income	 16,579 Households
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5 MILE

 92,383 Estimated population	 27,387 Estimated daytime population	 \$76,917 Average household income	 31,606 Households
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DRIVE TIME POPULATION

5 Min  7,386	10 Min  50,587	15 Min  127,841
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Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

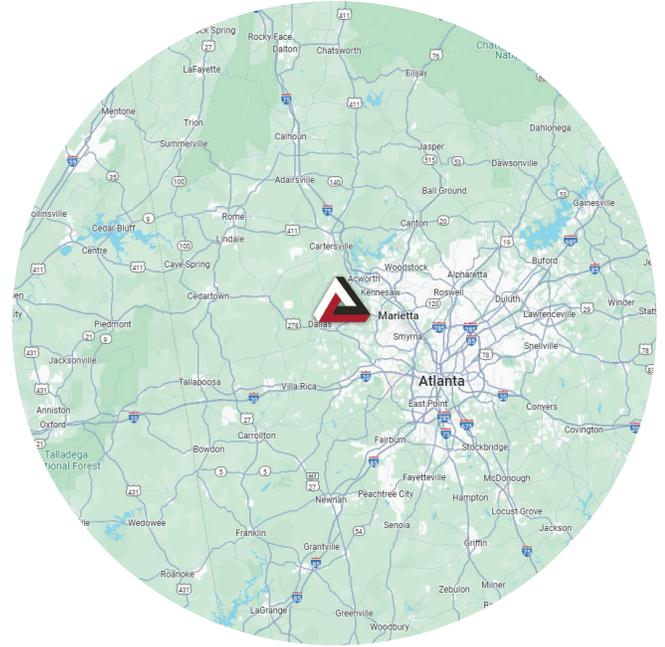
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
101	Yogli Mogli	1,995 SF	105/202	Blue Agave	4,984 SF	205	Luxury Nails & Spa	1,950 SF
102	Bibop Bubble Tea	739 SF	112	LA Fitness	45,000 SF	206	Syndicutz Barbershop	1,200 SF
103	NYC Essentials	1,400 SF	203	Brazilian Wax by Andreia	1,200 SF	OP 300	Available	0.5 AC
104	Chapel Hill Family Dentistry	2,366 SF	204	OneMain Financial	1,950 SF			



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HIGHLIGHTS

- 0.5 AC outparcel available for BTS or GL.
- LA Fitness- and Aldi-anchored shopping center.
- Conveniently located just minutes from I-20 and Highway 5 along the heavily traveled Chapel Hill Road.
- Within one of the primary retail trade areas in Douglasville.
- Highly accessible with two lighted intersections on Chapel Hill Rd.



19,700 on Chapel Hill Rd
16,700 on Douglas Blvd
84,700 on I-20



Multiple signalized full-access points along
Chapel Hill Rd.
Right-in/Right-out access along Chapel Hill Rd.



Pylon Signage along Chapel Hill Rd.

