



Stewart Parkway & Douglas Boulevard

Douglasville, Georgia

Exclusive Representation:

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KW Commercial Peachtree Road / Atlanta Land Group

804 Town Blvd Ste A2040 Atlanta GA 30319

Property Overview

Location:	Douglas Boulevard and Stewart Parkway SW Corner
Property Size:	6.5 Acres
Utilities:	All utilities, including sewer
Zoning:	G-C City of Douglasville
Frontage:	280 +/- Feet Douglas Blvd 851 +/- Feet Stewart Pkwy
Traffic Count:	15,300 (15) W on Douglas Blvd

REDUCED PRICE

Listing Price: \$490,000



Regional Map



Aerial Photograph



Tax Plat Map



Submarket Aerial



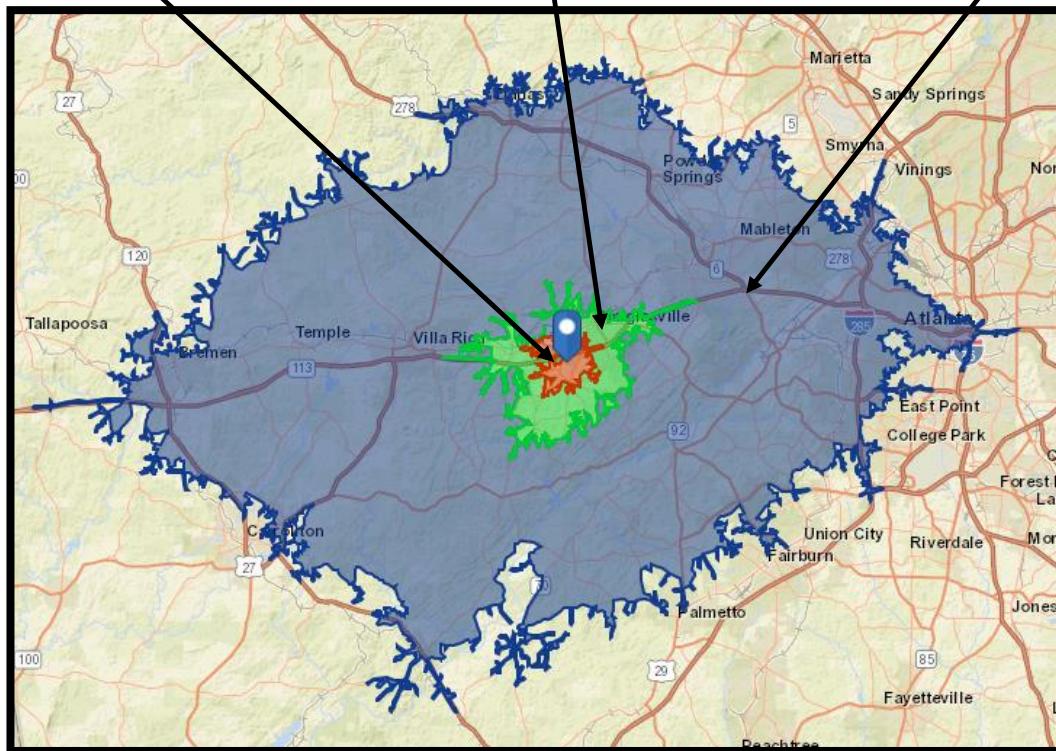
All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

Drive Time Map

5 Minute

10 Minute

30 Minute



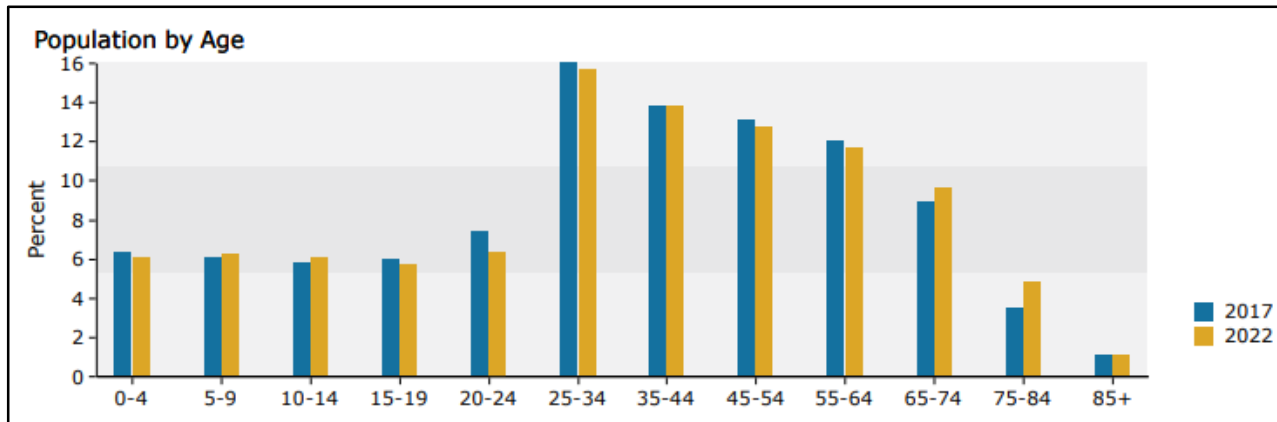
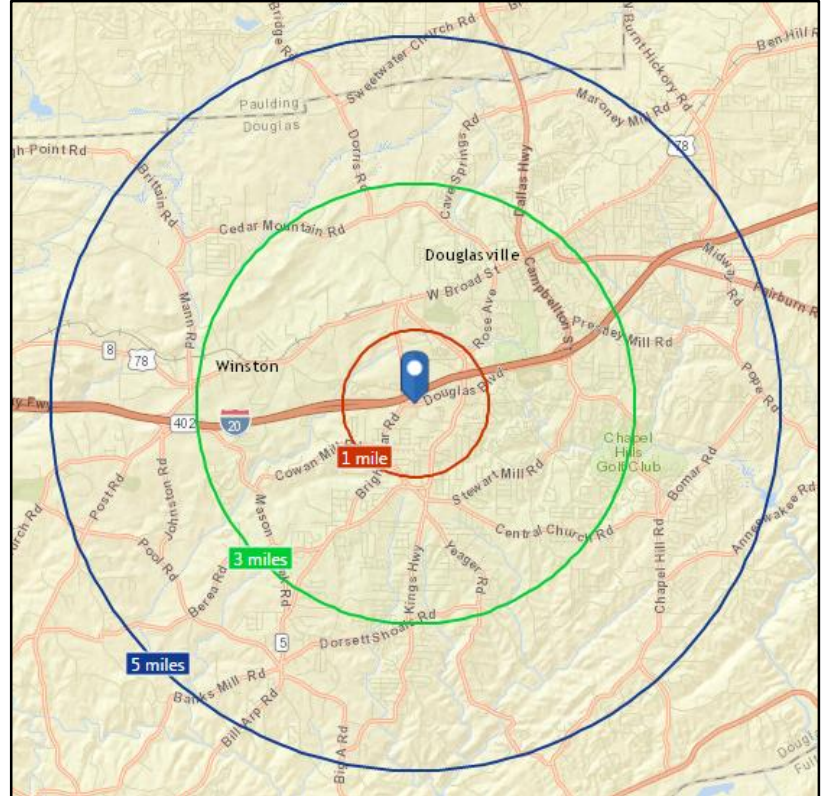
Executive Summary

The subject property is raw land located at the corner of Douglas Boulevard and Stewart Parkway. The property is zoned G-C (General Commercial). The opportunity that this property provides is a development opportunity for a wide range of commercial uses. The site has good frontage and visibility from all directions.

Stewart Parkway is a new road that is a continuation of Stewart Mill Rd and connects Douglas Boulevard and Highway 5. Bright Star Road is also accessed with this new road. Across Douglas Boulevard from the property is a GA DOT Park-Ride lot. The submarket is home to the highest level of retail activity for the western suburban neighborhoods and communities.

Area Demographics

2017 Demographics (STDB)	
	1 mile Radius
Population	4,669
Households	1,895
Average Household Income	\$60,342
	3 mile Radius
Population	27,041
Households	9,568
Average Household Income	\$73,873
	5 mile Radius
Population	73,002
Households	14,493
Average Household Income	\$74,148



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