

## REDEVELOPMENT

## Arbor Square

GA Hwy 5 &amp; Douglas Blvd | Douglasville, GA



NOW OPEN



## Overview

AVAILABLE	Shop Space & Outparcels
GLA	123,625 SF
RATE	Call for Rates

## OUTLOT GROUND LEASE OPPORTUNITIES

Outlot #1: 1.0 acre

Call for Rent Quote

## Outlot Availability Contact

### BRIAN FRATESI

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### AMY WELLS

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## Anchor/Shop Space Contact

### ADRIENNE CRAWFORD

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### LILY H. HEIMBURGER

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## Description

- Shop space and outparcels available.
- Burlington and Bealls recently opened with HomeGoods opening end of April. Del Taco starting construction Spring 2018.
- Excellent visibility and pylon signage on Hwy 5.
- Traffic light with full access on Hwy 5 and full access on Douglas Blvd.
- Located less than half a mile from the 1,000,000 + SF Arbor Place Mall.
- Center located in Opportunity Zone with tax credits available.
- Area retailers include The Home Depot, Kroger, Publix, Office Depot, JoAnn's, Academy Sports, and Sam's Club.

## Demographics

	3 MILE	5 MILE	7 MILE
Current Est Population	37,180	80,134	133,040
Households	13,407	27,624	45,127
Average HH Income	\$73,636	\$72,919	\$73,991

Year: 2017 | Source: Esri

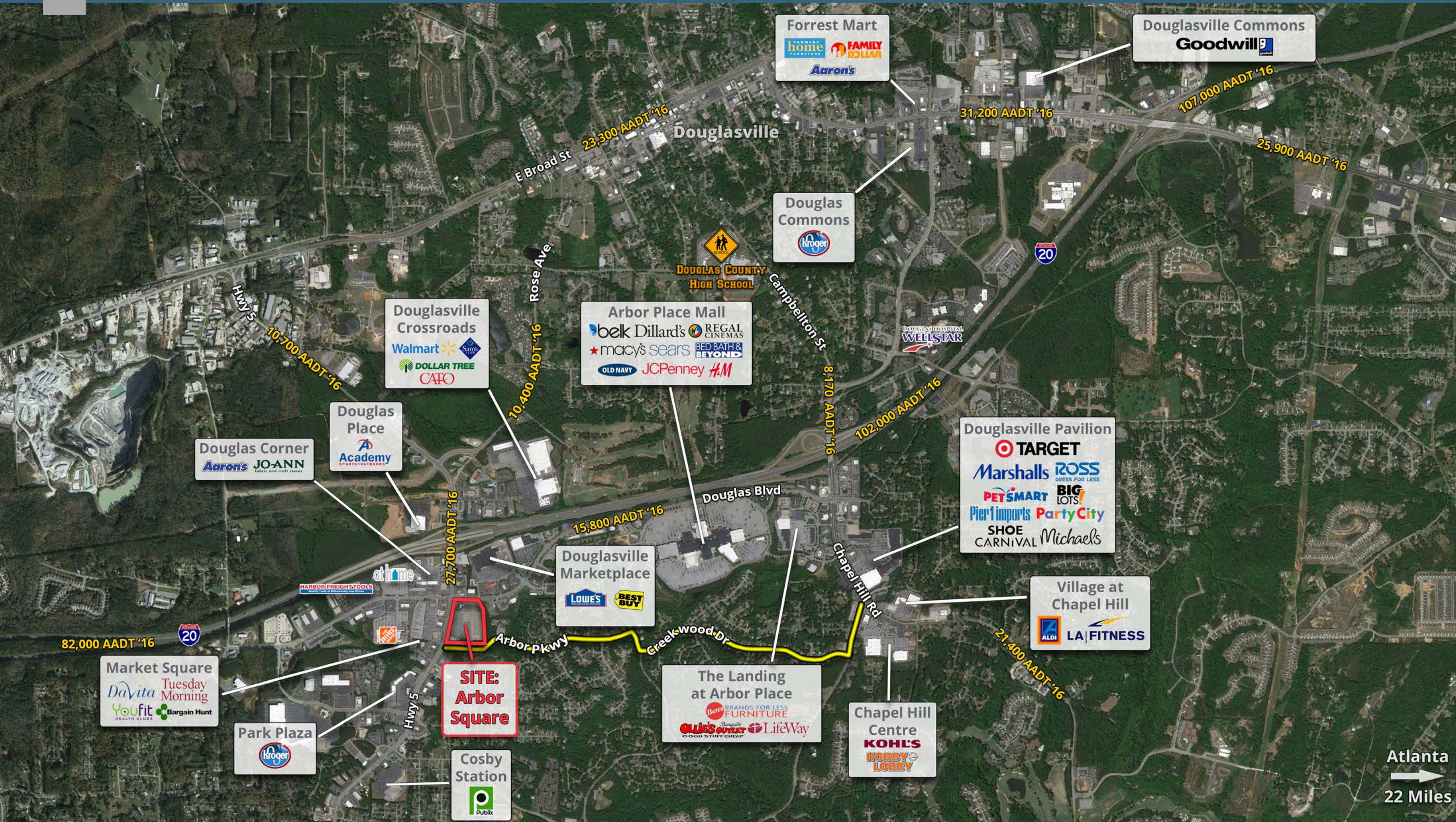
## Traffic Counts

Hwy 5	27,700 VPD
Douglas Blvd	15,800 VPD
Interstate 20	102,000 VPD

Year: 2016 | Source: GDOT

Developed and Marketed by:



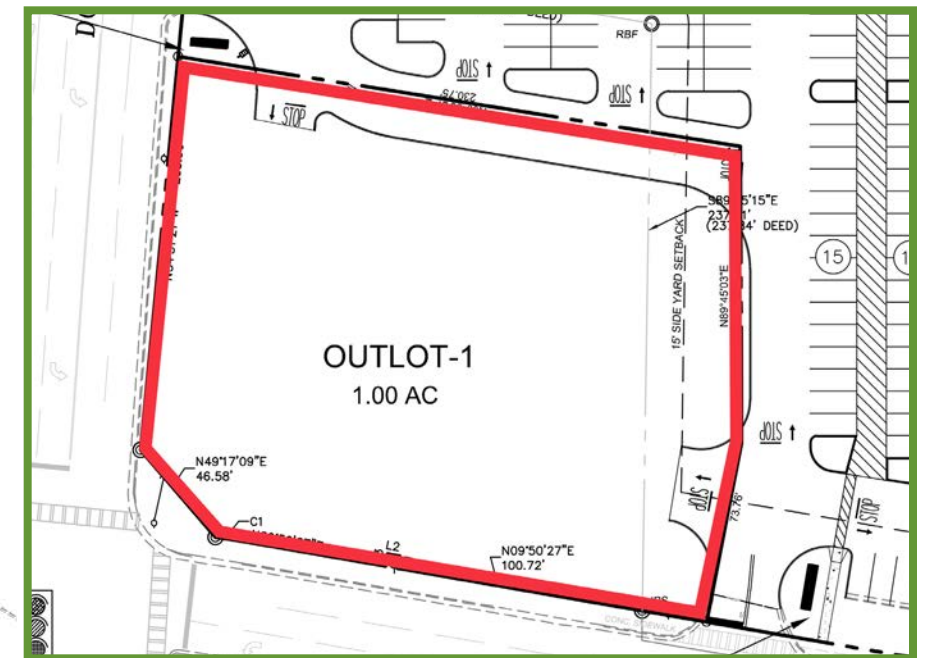


Atlanta  
→  
22 Miles





Zoom in of available shop space



Zoom in of available out parcel

## LEASE PLAN

SCALE: 1" = 50'  
0 50 100 150 FEET

# Executive Summary

GA Hwy 5 & Douglas Blvd | Douglasville, GA



	3 miles	5 miles	7 miles
<b>Population</b>			
2017 Population	37,180	80,134	133,040
2000 Population	28,906	57,242	89,720
2010 Population	35,306	75,859	125,667
2022 Population	39,044	84,126	139,408
2000-2010 Annual Rate	2.02%	2.86%	3.43%
2010-2016 Annual Rate	0.72%	0.76%	0.79%
2016-2021 Annual Rate	0.98%	0.98%	0.94%
2017 Median Age	37.0	36.1	35.9
<b>Households</b>			
2000 Households	10,206	19,792	30,803
2010 Households	12,691	26,165	42,694
2017 Total Households	13,407	27,624	45,127
2022 Total Households	14,059	28,947	47,243
2000-2010 Annual Rate	2.20%	2.83%	3.32%
2010-2016 Annual Rate	0.76%	0.75%	0.77%
2016-2021 Annual Rate	0.95%	0.94%	0.92%
2017 Average Household Size	2.70	2.86	2.92
<b>Housing Units</b>			
2017 Total Housing Units	14,709	30,225	49,009
2017 Owner Occupied Housing Units	8,018	18,715	32,413
2017 Renter Occupied Housing Units	5,389	8,909	12,714
2017 Vacant Housing Units	1,302	2,601	3,882
<b>Race and Ethnicity</b>			
2017 White Alone	48.1%	45.5%	48.1%
2017 Black Alone	42.8%	45.5%	42.9%
2017 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2017 Asian Alone	2.1%	1.7%	1.6%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Hispanic Origin (Any Race)	7.7%	8.3%	8.8%
<b>Income</b>			
2017 Median Household Income	\$55,785	\$56,246	\$58,519
2017 Average Household Income	\$73,636	\$72,919	\$73,991
Per Capita Income	\$27,471	\$25,660	\$25,512
<b>2017 Population 25+ by Educational Attainment</b>			
Total	24,853	52,356	86,368
High School Graduate	23.8%	25.4%	26.4%
GED/Alternative Credential	5.1%	5.0%	5.3%
Some College, No Degree	25.5%	23.7%	23.0%
Associate Degree	6.9%	7.1%	7.9%
Bachelor's Degree	16.5%	16.0%	15.9%
Graduate/Professional Degree	9.5%	10.0%	9.9%
<b>Data for all businesses in area</b>			
Total Businesses:	1,981	2,766	3,367
Total Employees:	21,084	27,432	32,570
Total Residential Population:	37,180	80,134	133,040
Employee/Residential Population Ratio:	0.57:1	0.34:1	0.24:1
2017 Total Daytime Population	40,505	69,677	101,592
Workers	20,965	27,380	31,712
Residents	19,540	42,297	69,880