

FOR LEASE

3382 Highway 5 Suites A & E, Douglasville, GA 30135



PROPERTY OVERVIEW

- ±6,000 SF retail suite (Suite A) and ±2,000 SF of office suites & warehouse suite with dock-high access (Suite E) immediately available for lease within a ±13,708 SF commercial building
- Situated on ±2.29 acres along Highway 5, less than 1.5 miles south of Interstate 20
- Suite A available at \$11/SF/YR, Modified Gross with tenant charged pro rata share of utilities based on leased space
- Individual offices and warehouse suites available in Suite E at monthly rates with all utilities included except internet
- Located just north of the signalized intersection at Tonya Ln/Sutton Drive
- Single ingress/egress access point from northbound Highway 5
- Pylon signage available for tenant exposure
- Suite A: Three-year minimum lease term

Suite	Space Size	Space Type	Lease Rate	Available
A	±6,000 SF	Retail	\$5,500/month	Immediate
E-101	±260 SF	Office	\$550/month	Immediate
E-102	±195 SF	Office	\$500/month	Immediate
E-103	±416 SF	Office	\$650/month	Immediate
E-104	±700 SF	Warehouse	\$950/month	Immediate

Ste A is MG. All E units include utilities except internet.

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CONTACT



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Douglasville Retail/Office Spaces

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Douglasville Retail/Office Spaces

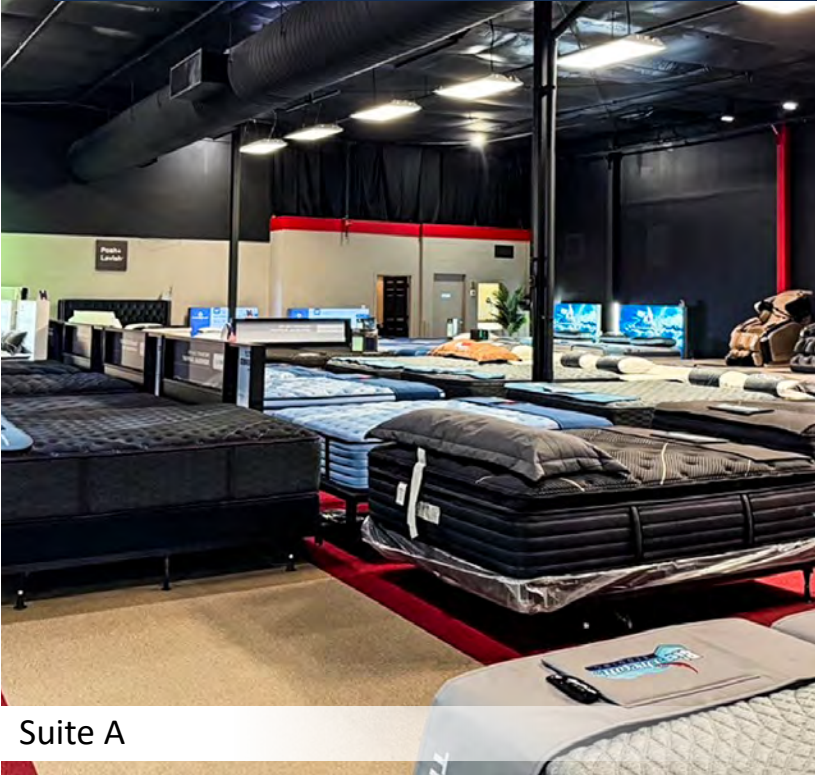
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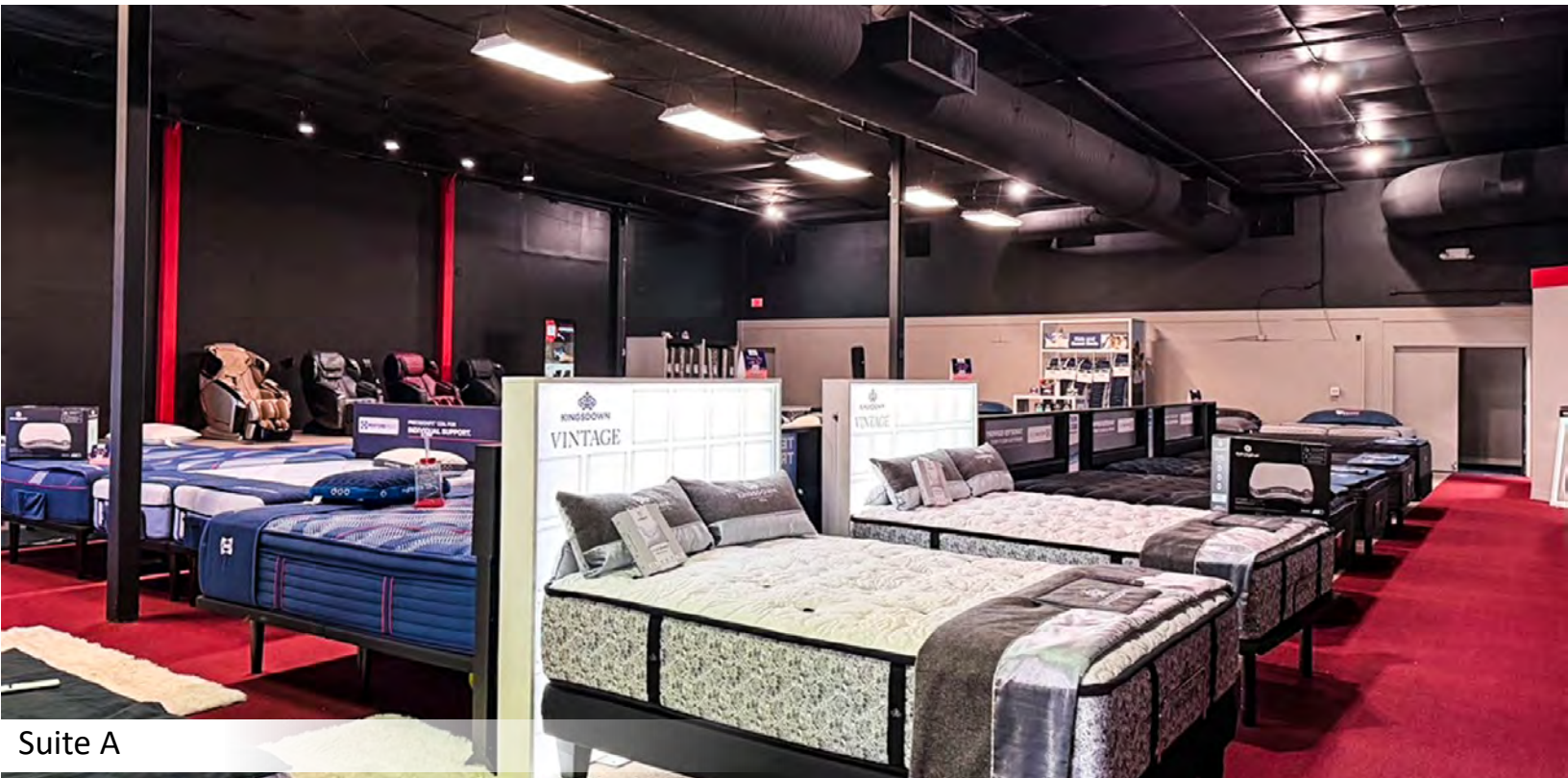
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Suite A

Suite A



Suite A

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WORLDWIDE
REAL ESTATE SERVICES



Suite A



Suite A



Suite A

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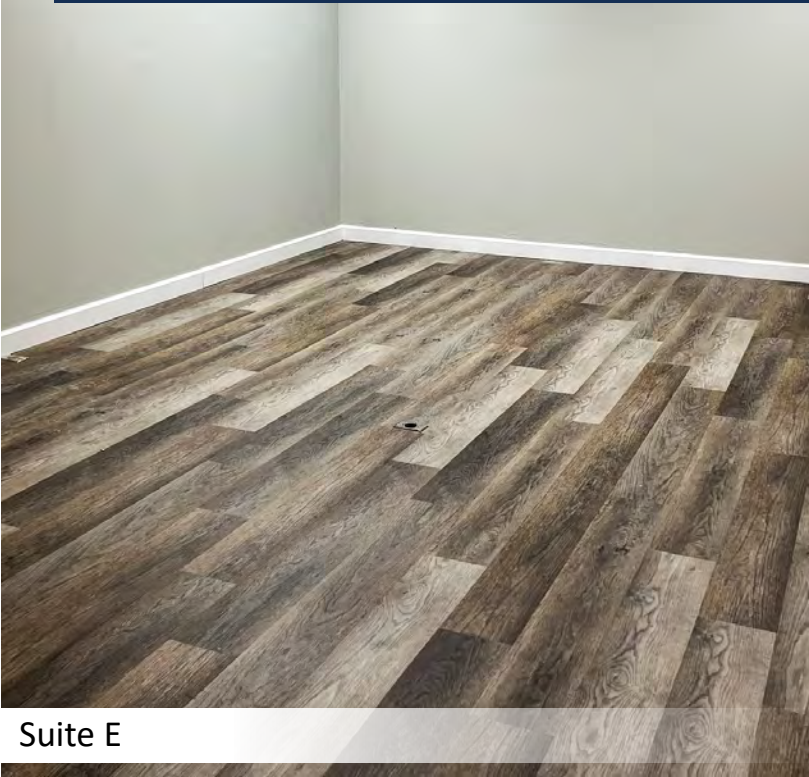
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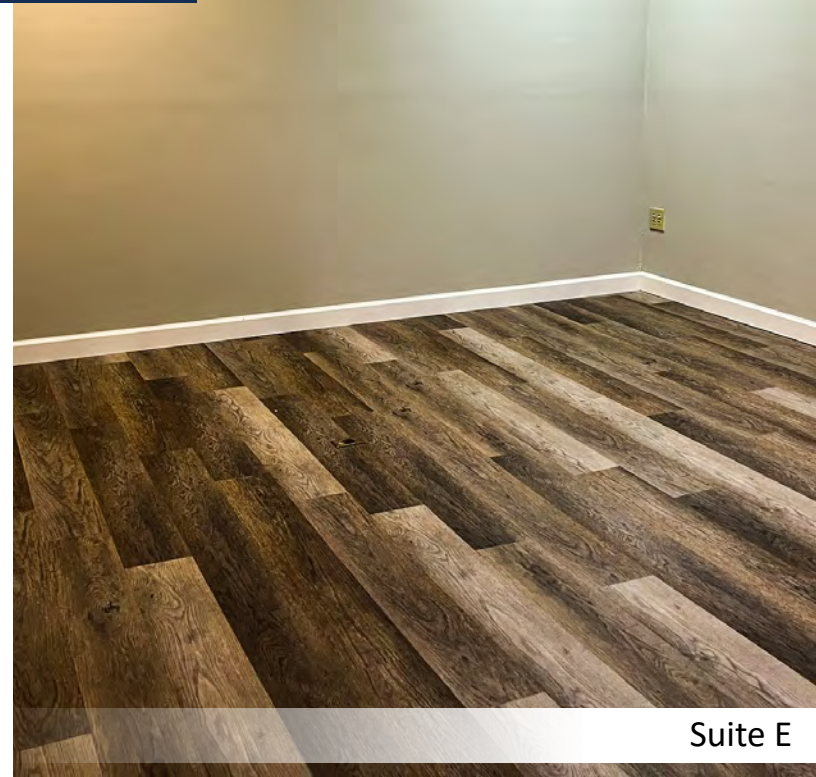


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Suite E



Suite E



Suite E

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A WORLDWIDE REAL ESTATE GROUP
ASSET & OCCUPANCY SOLUTIONS

Suite E



Suite E



Suite E

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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Population	4,843	35,427	81,257
 Households	2,083	12,993	28,344
 Avg. Household Income	\$83,659	\$99,718	\$104,446

Source: 2025 ESRI

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