

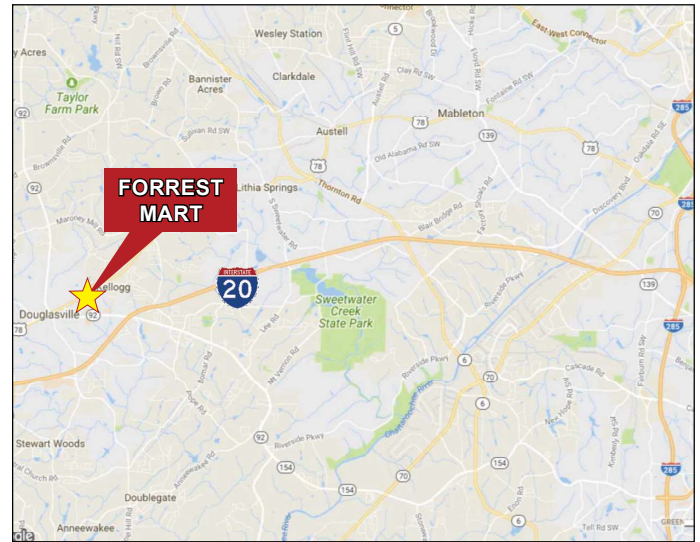
Forrest Mart

Great Visibility on Fairburn Road

Strong Performing Anchor Tenants



6067-6125 Fairburn Road, Douglasville, GA 30124



- Three (3) spaces available totaling 14,348 SF
- This 76,484 SF (GLA) neighborhood shopping center is anchored by Dollar Tree, Family Dollar, and Citi Trends
- Newly paved parking lot
- Ideally located in a dense retail district and heavily trafficked area (over 100,000 VPD)
- Easy access to Interstate 20 and Highway 92

Demographics

Total Population 2026
Estimated Population 2030 Est.
Annual Growth 2026-2030
Total Households 2026
Average Household Income
Median Age

2-Mile Radius

25,800
27,500
+6.6%
9,400
\$73,500
35.8

5-Mile Radius

82,900
88,900
+7.2%
30,200
\$80,900
36.5

10-Mile Radius

198,500
212,700
+7.1%
72,800
\$37.1
37

Traffic Count

104,099

Fairburn Road

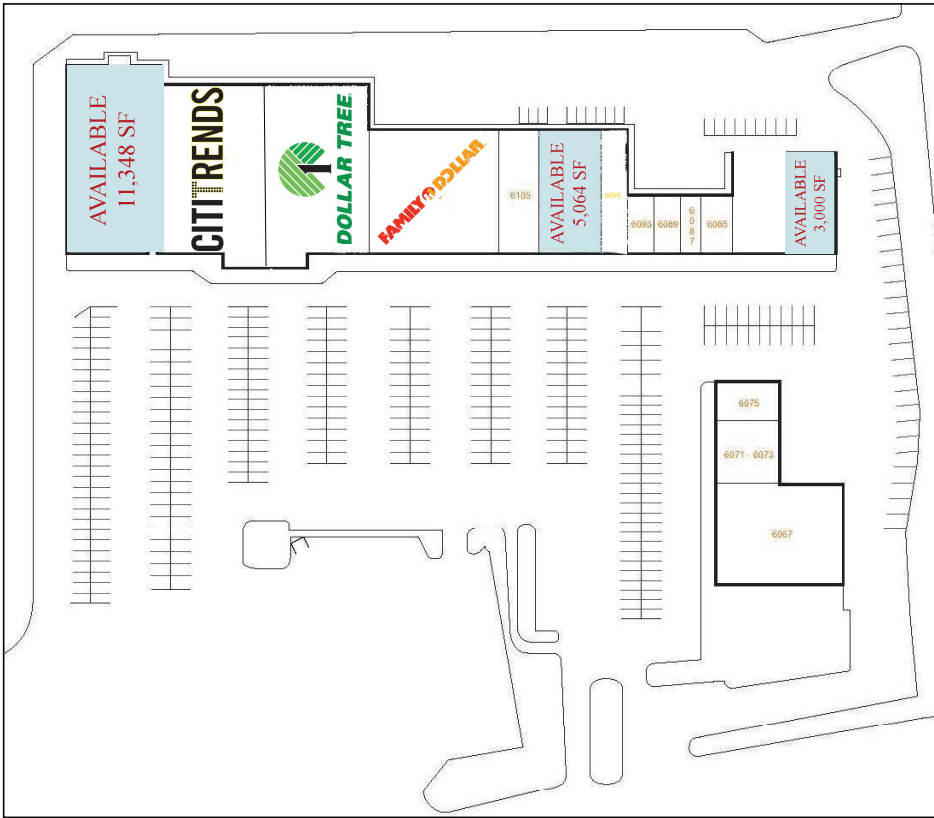
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LEASE AT Forrest Mart

6067-6125 Fairburn Road
Douglasville, GA 30134



Suite	Tenant	SF
6067	Sunny Beauty Supply	8,100
6071A	La Esmeralda bakery	1,000
6071B	Wing-N-Burger Factory	1,500
6075	Beauty Supply/Phone Repair	1,500
6077B	VACANT	3,000
6079	Hispanic Grocery	3,485
6085-87	Six Star Coin Laundry	2,050
6089	Kycydra Hair Salon	1,240
6093	Liberty Tax	840
6095	Seafood Pot	2,110
6099	VACANT	5,064
6105	Hunan Chinese Restaurant	3,000
6097	Family Dollar	10,000
6117	Dollar Tree	10,820
6121	Citi Trendz	12,000
6125	VACANT	11,348



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