



THE SHOPPES AT CHAPEL HILL

4040 Chapel Hill Rd., Douglasville, GA 30135

DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population	2,842	25,689	68,096
Household	889	8,555	23,791
Avg. Income	\$80,902	\$86,396	\$74,516

LEASING INFORMATION

Year Built	2007
Property Type	Strip Center
Building/GLA	38,250 SF
Intersection	Chapel Hill Road and Fielding Drive
Traffic Light	Yes
Traffic Count	21,400 AADT



- The property has easy access with 4-way traffic lights, and directly across from Chapel Hill Middle School (1,109 students, 68 Faculty).
- Located at the entrance to the gated Chapel Hills community, along with other affluent neighborhoods. It is also two blocks from Publix and Kroger.
- Features a specialized tenant mix of boutique food and goods, which differentiates it from the massive regional power centers nearby.



LEASING CONTACT

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LEASING INFORMATION

STE	TENANT	SF
A-C	Mr. PJ's Buffalo Wings	4,375
D	Opulent Salon	2,000
E/F	Available	3,750
G	Just Like Mama's	1,875
H/I/J	Omega Learning	6,375
L/M	Available	3,750
N	Dipa Dance Center	1,500
O/P	Mexican Restaurant	3,000
Q	Available	1,875
R/S	Available	3,750
T/U	Michelle Elliott Ministries	3,378
V/W	Available	3,024

