



OFFERING MEMORANDUM

OFFICE BUILDING

**12561 VETERANS MEMORIAL
HIGHWAY,
DOUGLASVILLE, GA 30134**

LIST PRICE: \$375,000

Presented By:

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CONFIDENTIALITY & DISCLAIMER

OFFICE BUILDING, DOUGLASVILLE, GA



The contents of this Offering Memorandum are strictly confidential as defined in the confidentiality agreement executed by the recipient of this Offering Memorandum.

Commercial Realty Services of West Georgia (Broker) has been engaged as the exclusive agent and representative of the Owner. No contracts shall be made by any prospective purchaser or agents to the Owner, its executives, personnel or related entities.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner, at Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible.

Neither Commercial Realty Services of West Georgia nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained here shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Memorandum may include certain statements and estimates by Commercial Realty Services of West Georgia with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Commercial Realty Services of West Georgia and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Purchase Agreement between it and the Owner.

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FOR FURTHER INFORMATION, PLEASE CONTACT:

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PROPERTY DESCRIPTION



Located in the City of Douglasville, Ga, 12561 Veterans Memorial Highway includes a high visibility 1,872 SF free standing building. Just minutes away from Downtown Douglasville. The property sits on a total of .36 acres. This office building has access to major thoroughfares including I-20 and Dallas Highway.

Hewett-McNeil Family Chiropractic, PC has been a tenant since September 2009.

About Douglasville

Home to more than 30,000 residents that enjoy a family-friendly environment with the benefits of a major city nearby. Our community offers excellent schools, a variety of cultural activities, great civic amenities, and a local community that welcomes everyone.

Conveniently located just west of Atlanta, Douglasville is a small town full of charm! Whether you are here for business or pleasure there is something for everyone to enjoy!

<https://www.visitdouglasville.com/9/About>

FINANCIAL ANALYSIS



RENT ROLL

Tenant	Since	Square Footage	Base Rent	Rent/SF	Date	Gross Rents
Hewett-McNeil Family Chiropractic, PC	September 2009	+/- 1,872 SF	\$2,000	\$13.78	Month-to-month	\$24,000
Total	-	-	\$2,000	-	-	\$24,000

NET OPERATING INCOME

INCOME

RENTAL REVENUE	\$24,000
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TOTAL INCOME **\$24,000**

EXPENSES

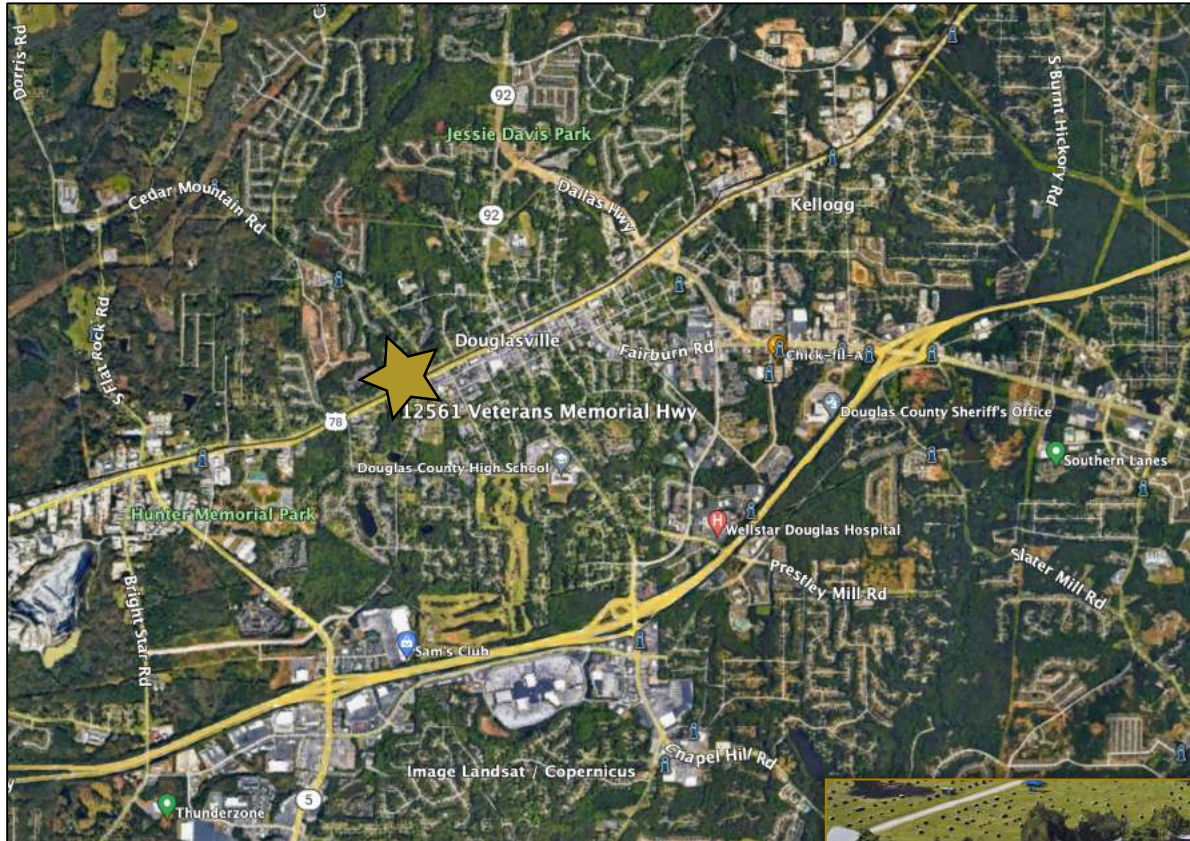
OPERATING EXPENSES	PROPERTY INSURANCE (*)	\$945
OPERATING EXPENSES	REAL ESTATE TAX (*2021)	\$4,795.66

TOTAL EXPENSES **\$6,795.66**

NET OPERATING INCOME **\$18,259.34**

MARKET ANALYSIS

AREA MAPS



Source: Google Maps



MARKET ANALYSIS

DEMOGRAPHICS



	0 - 1 mi	0 - 3 mi	0 - 5 mi
Population			
2027 Forecast	6,531	37,976	87,722
2022 Summary	6,542	38,075	87,907
Households			
2027 Forecast	6,542	13,699	30,483
2022 Summary	2,522	13,728	30,525
Median Household Income	\$51,958	\$55,262	\$65,788
Average Household Income	\$64,533	\$74,798	\$85,031

Source: Esri