

# FOR LEASE

3152 GOLF RIDGE BLVD  
DOUGLASVILLE, GA  
30135




## OFFICE SPACE +/- 1,500 SF

4 Office's, 1 Restroom, Break Room, Reception Room, & Monument Sign  
20 miles west of Atlanta and 10 minutes west of Six Flags Over Georgia  
\$1,750 Per Month + Utilities

This marketing package is based upon information obtained from sources believed to be accurate. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors and omissions, change of sale price or lease price, and any other conditions related to this listing. It is the responsibility of the recipient of this information to independently confirm its accuracy and completeness.



**VERONICA LEE, MBA**

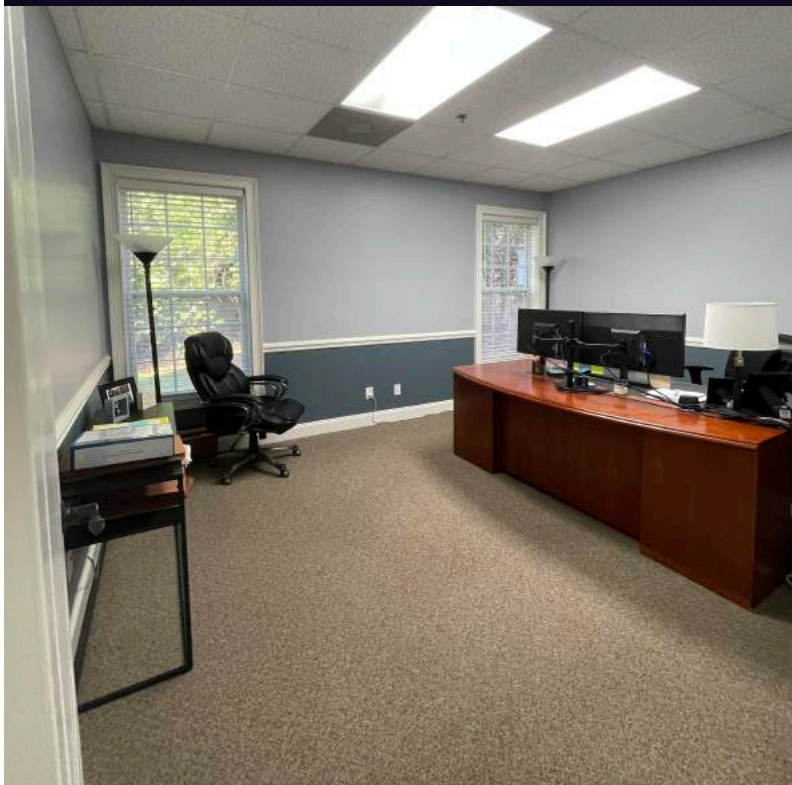
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**JANE SAULS,  
CCIM**



# INTERIOR





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# DOUGLASVILLE, GA



Douglasville is a unique blend of small-town charm coupled with metropolitan amenities. We offer the ideal environment for startups and small businesses, providing high tech centers and fortune 500 companies the infrastructure for growth.

The core area of downtown Douglasville is listed on the National Register of Historic Places as an historic district; an outstanding example of a turn-of-the-century southern railroad town. The majority of the buildings are one- and two-story brick structures dating from the mid-19th century into the early to mid-20th century.

While downtown continues to host a diversity of professional, retail, and government functions, the construction of Interstate 20 through Douglasville several miles to the south of downtown drew much of the retail shopping activity into corridors perpendicular to the interstate highway at the locations of exits for state highways 92 and 5. Arbor Place, a 4 million square foot regional mall at the intersection of Interstate 20 and Chapel Hill Road, will further diminish the central role of downtown in meeting residents' primary shopping needs, but creates wonderful opportunities for continued development as a location for specialty shops and restaurants.

<https://www.douglasvillega.gov/home>



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