

COMMERCIAL REDEVELOPMENT OPPORTUNITY | 0.5 ACRES

4290 WILLOW RIDGE RD

DOUGLASVILLE, GA 30135

FOR SALE

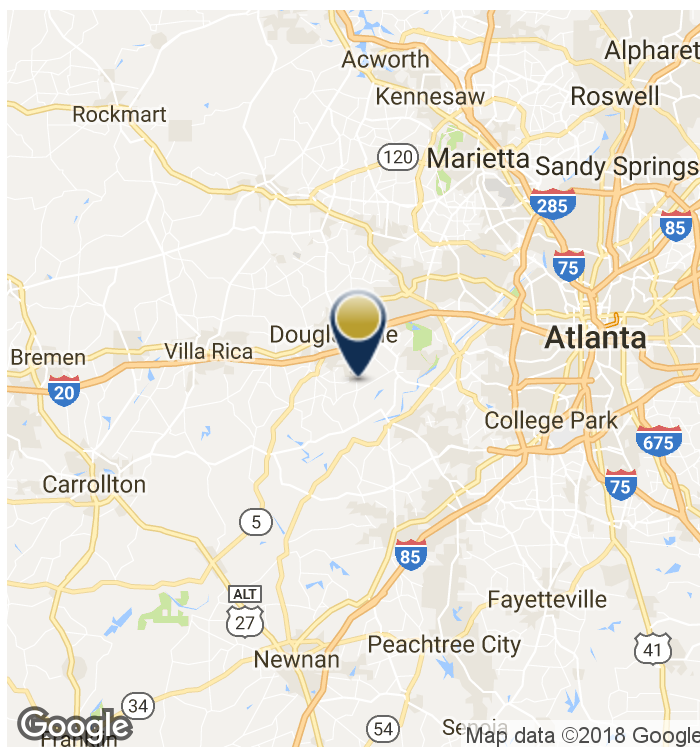


PROPERTY HIGHLIGHTS

- Approximately 0.5 acre corner site located at a signalized intersection
- Offered for sale at \$279,000
- Currently zoned PUD but future land use is zoned CVC
- Potential commercial redevelopment
- Kroger anchored shopping center across the street

LOCATION OVERVIEW

The subject property is located across the street from the Kroger anchored Central Church Station Shopping Center and a Douglas County fire station. It is three miles south of Interstate 20 and Arbor Place Mall.



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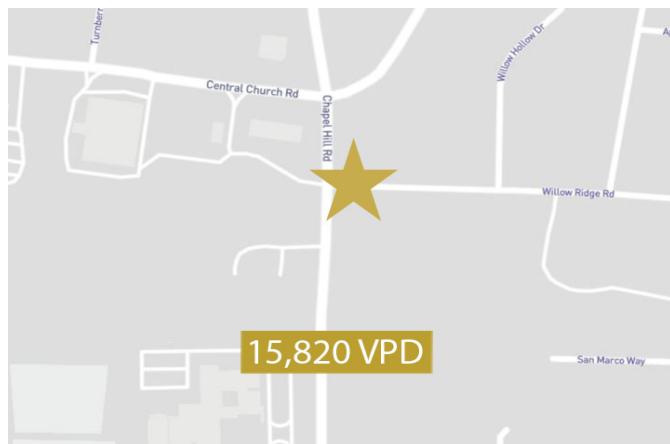
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DEMOGRAPHICS

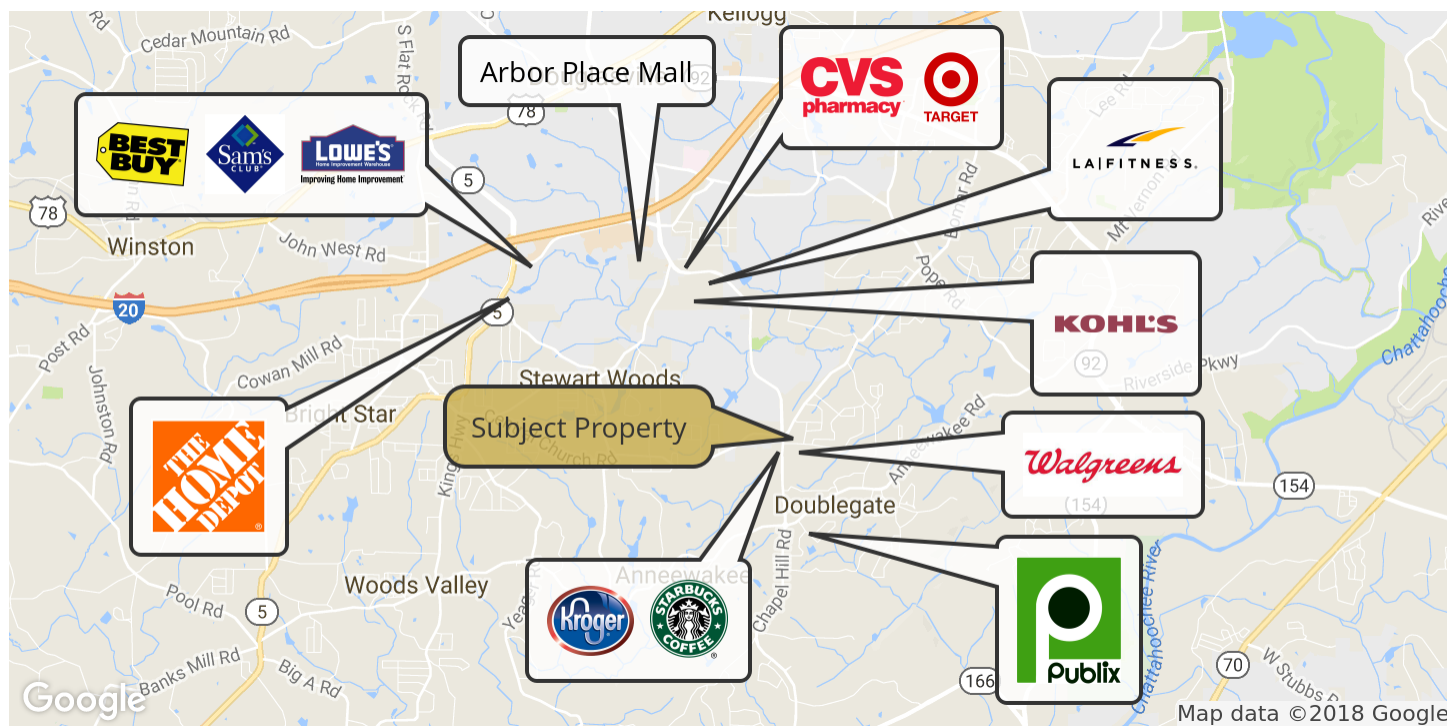
	1 Mile	3 Miles	5 Miles
Total Households:	1,991	12,905	28,605
Total Population:	6,028	38,286	82,731
Average HH Income:	\$99,435	\$86,225	\$74,406
Traffic Counts:	15,820- vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



NEARBY RETAILERS



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PHOTOS



Street view



Aerial view



Adjacent to subject property



View of Chapel Hill Rd from subject property

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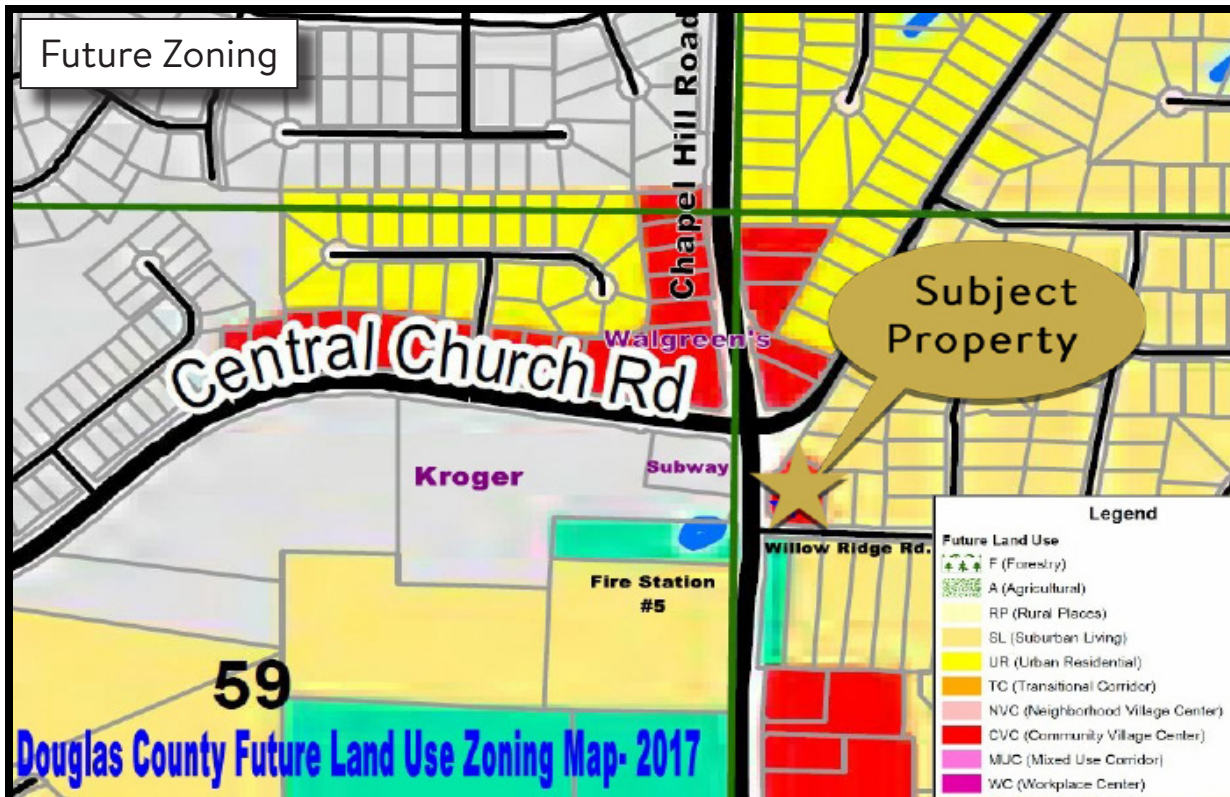
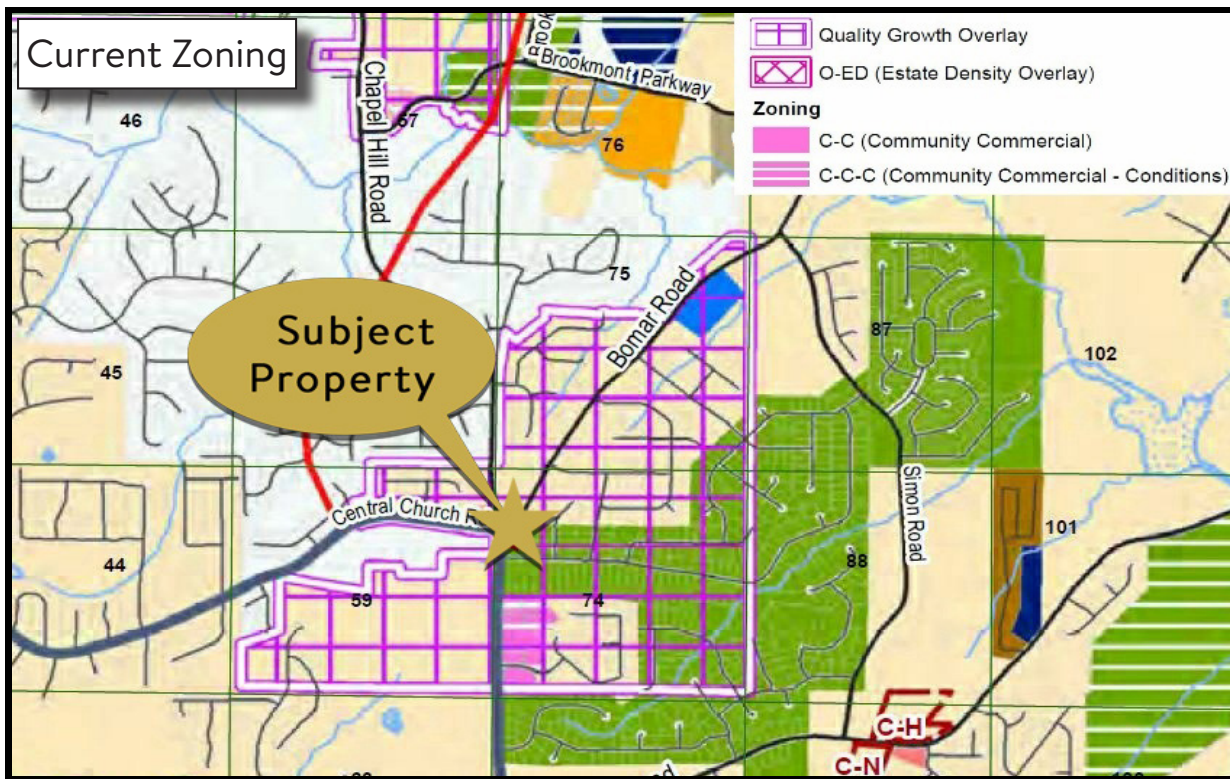
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