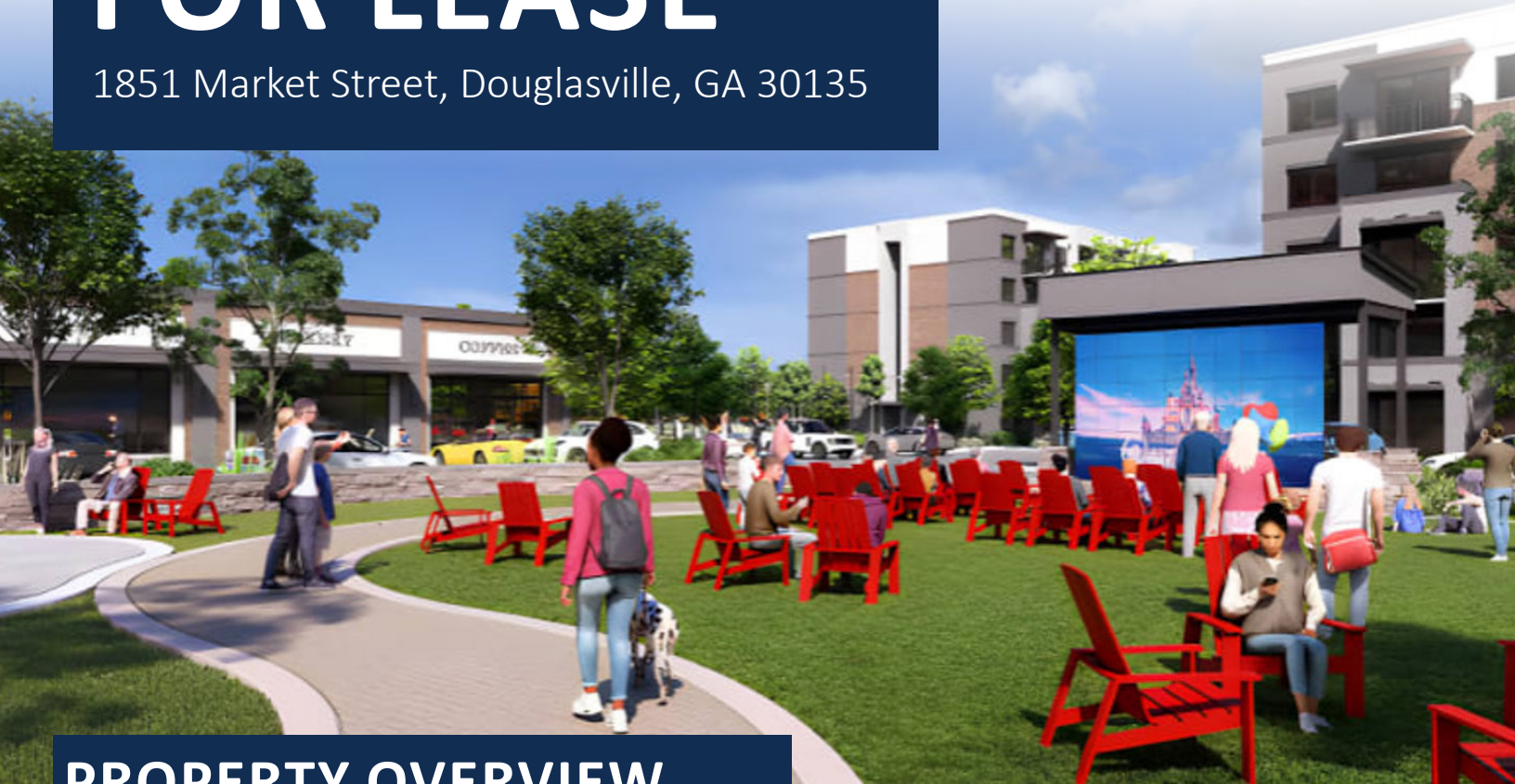


Tributary Village- Retail Space

FOR LEASE

1851 Market Street, Douglasville, GA 30135

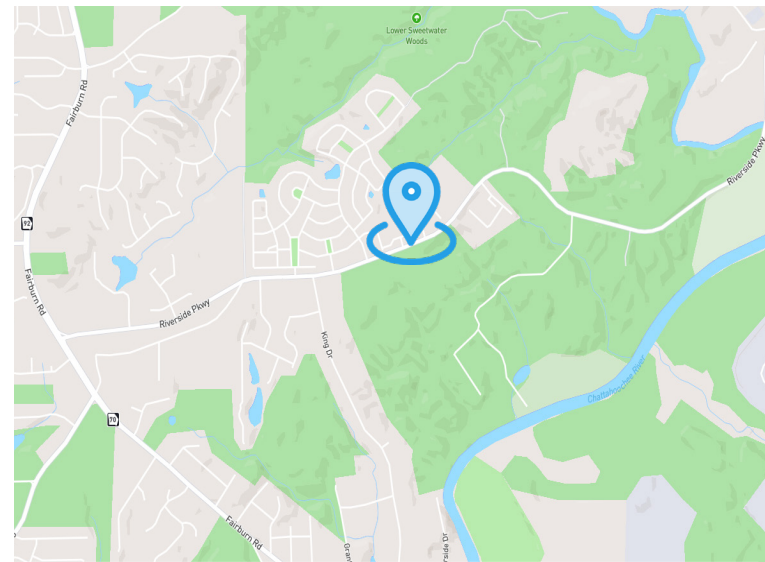


PROPERTY OVERVIEW

Retail suite immediately available for lease at Tributary Village in Douglasville (Atlanta MSA) include Suite 103, which is ±1,194 SF. Base rent ranges from \$19 - \$23/SF/YR with additional rent for taxes, insurance & CAM in the \$3 - \$4/SF/YR range. Tenants are responsible for all utilities.

Tributary Village is a planned mixed-use development within the Douglasville city limits consisting of residential areas, park & recreation space and a village center with commercial space and a walkable main street with shops and restaurants.

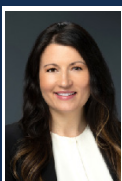
Located off Riverside Parkway south of Interstate 20 and Sweetwater Creek State Park, the property is 1.7 miles east of Highway 92, 3.3 miles north of Fulton Industrial Blvd, 6.6 miles from Interstate 20, 8.6 miles southeast of Downtown Douglasville, 15.8 miles northwest of Hartsfield-Jackson Atlanta International Airport and 18.5 miles west of Downtown Atlanta. Nearby traffic counts on Riverside Pkwy are 7,440 VPD.



Space Available	Lease Rate	Space Type	Available
Suite 103 ±1,194 SF	\$19-23/SF base \$3-4/SF CAM	Retail	Immediately

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Tributary Village- Retail Space

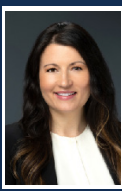
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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS



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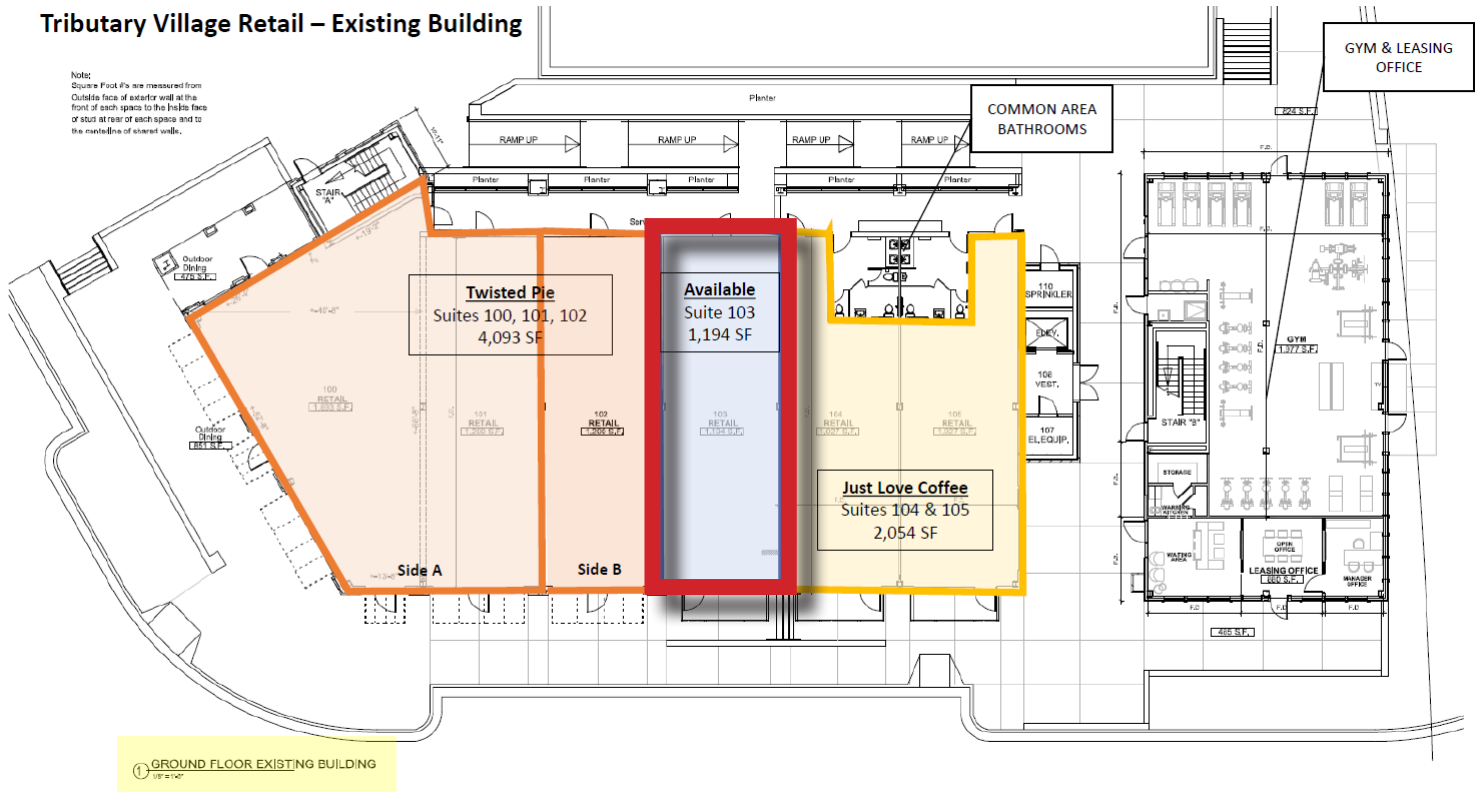
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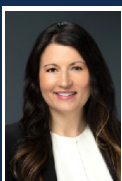


Tributary Village Retail – Existing Building

Note:
Square Footage is measured from
Outside face of exterior wall at the
front of each space to the inside face
of stud at rear of each space and to
the centerline of shared walls.



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TRIBUTARY VILLAGE

- DR Horton New Construction Homes
- From \$400K
- Swim, tennis, club house, playground, walking trails

RESIA TRIBUTARY

- New apartment units buildings by RESIA (above commercial space of Tributary Village)
- Pool, fitness center, club house, playground, modern apartment finishes



1. Main Entrance
2. Secondary Entrance
3. Leasing Office
4. Multipurpose Room
5. Fitness Center
6. Pool
7. Playground
8. Fountain Park
9. Retail
10. Retail & Lofts
11. Building A
12. Building B
13. Building C
14. Building D
15. Building E
16. Building F
17. Building G



Blue - Retail/Guest

Pink- Proposed Retail/Guest

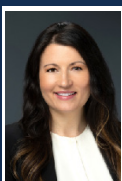
1 Bedroom / 1 Bathroom

2 Bedroom / 2 Bathroom

Available Retail Space

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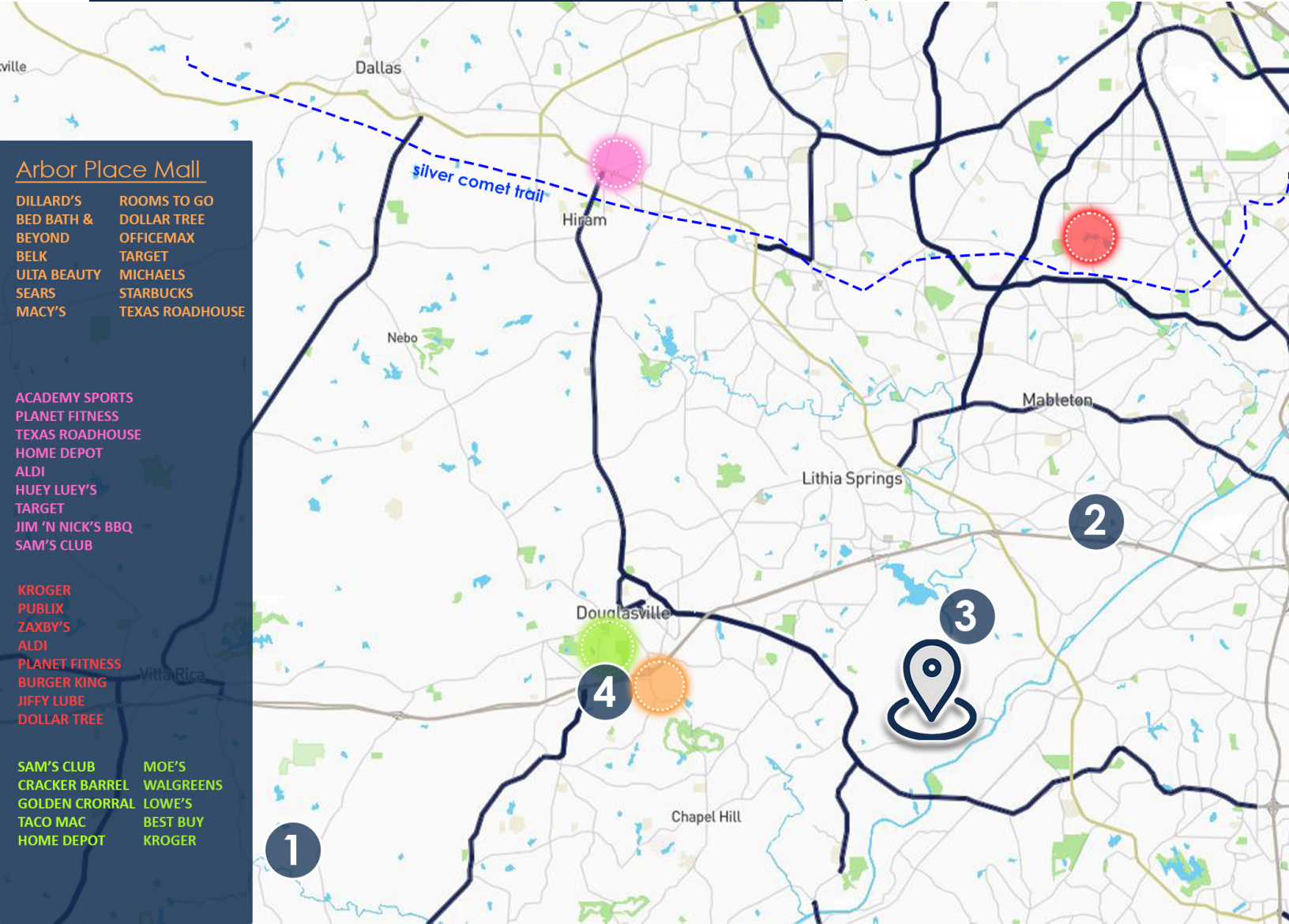


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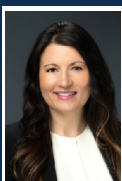
DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	2,509	22,021	78,423
Households	913	7,764	27,927
Avg. Household Income	\$173,609	\$121,732	\$112,475
Traffic Counts	±5,700 VPD on Riverside Parkway		

Source: 2023 ESRI

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IN THE AREA

1

DOG RIVER PARK



The Dog River Park is located in the southern part of the County off Georgia Highways 166 and 5. Douglas County recently acquired approximately 900 acres of land to protect the quality of its drinking water source (the Dog River) and to provide active and passive recreation for residents. A two-mile stretch of the Dog River will be protected by low-impact use. This land, the future site of the Dog River Park, is very pristine and plays host to many large sculpted rocks. The Dog River, a feeder into the Chattahoochee River, flows throughout the property. The natural beauty of this land will make an excellent passive recreational area.

3

SIX FLAGS OVER GEORGIA

2

Six Flags Over Georgia is a 290-acre theme park located west of Atlanta, Georgia, in unincorporated Cobb County. Opened in 1967, it is the second park in the Six Flags chain, after the original opening in 1961 in Texas. Six Flags over Georgia is also the largest amusement park in the City of Atlanta.

SWEETWATER CREEK STATE



Sweetwater Creek State Park is a 2,549-acre Georgia state park in east Douglas County, 15 miles from Downtown Atlanta. The park features wooded walking and hiking trails, the George Sparks Reservoir, a visitor center, a bait shop, and a gift shop as well as the ruins of the New Manchester Manufacturing Company. The Visitor Center displays artifacts that belong to Native Americans, remnants from the Civil War era and mounted animals and birds. The park has rich biodiversity, geology and history.

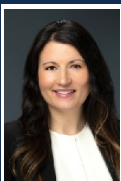
ARBOR PLACE MALL

4

Arbor Place Mall is a shopping mall located in Douglasville, GA. The mall opened up in 1999 and currently has over 120 retail stores that include American Eagle, Belk, Dillard's, H&M, Olive Garden and more.

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