

# DOUGLASVILLE PAVILION - MARKET ANALYSIS



## Douglasville, GA- Market Analysis

Mon, October 28, 2024

	Property	GLA	Major Tenants	Shop Tenants	Quoted Shop Rent	CTI Fees	Occupancy	Available SF	Leasing Contact	Notes
1	Douglasville Pavilion	370,194	Ross, Michaels, Marshalls, Big Lots, PetSmart, OfficeMax, Dollar Tree	Shoe Carnival, Five Below, America's Best Contacts, Xfinity, J'adore Nails, Great Clips, Sally Beauty, Plato's Closet, Once Upon A Child, Gamestop, Crumbl Cookies, Hotworx, Lane Bryant, Delta Community Credit Union, Buff City Soap, Pavilion Nails, Panera Bread	\$ 28.00	\$ 3.40	100%	-	Evan Staley Hendon Properties estaley@hendonproperties.com	Target (shadow) not included
2	Douglasville Day Centre	19,600	Orange Theory Fitness, Verizon Wireless	Subway, Bagel Meister, Relax Massage, The Popcorn Depot, Tropical Smoothie Café, Serenity Nails, Rio Body Wax, Comparison Insurance Agency, Benchmark Physical Therapy, Shane's Rib Shack	\$ 26.00	\$ 9.41	100%	-	Matt Felis TSCG matt.felis@tscg.com 770.955.2434	GA DOT Traffic Counts; Chapel Hill Road - 21,000 AADT ; I-20 - 102,000 AADT
3	The Boulevard at Arbor Place	30,400	Edible Arrangements, Metro PCS	Tasty Crab House, Metro by T-Mobile, First Doctors Weight Loss, Salon Suites, ATL Vaping, Shonnie Hair & Beauty Supply, Heart Specialists, The GreenTree Day Spa, Ok Cleaners, Edible Arrangements, Memory Lane ATL, The Cigar Box	\$ 20.00	\$ 5.25	84%	4900	Adam Hale Hale Retail Group 404.281.2788	Adjacent to Arbor Place Mall Traffic Count: 99,428 Interstate 20
4	Arbor Shoppes	12,117	Byrd Dental Group	CBD Smoke Shop, Kut'n Lounge, YOKO's Healing Tree, Nail Creations, Atlanta West Jewelry, Kuttin Images Salon	\$ 18.00	\$ 4.00	100%	-	Lance Johnson Director of Leasing lance.johnson@cblproperties.com 423.490.8685	Arbor Place Mall shadowed
5	The Landing at Arbor Place	162,954	Bens Antiques and Market, Ollies, Jared, Onelife Fitness	Appliances 4 Less, Phenix Nails & Spa, Aquatots, Fitness Studio, Republic Finance, Barber Lounge, Family Orthodontics, Dentistry for Children, My Time Out Indoor Playground, Ultra Mobile Device Repair	\$ 18.00	\$ 2.25	95%	8148	Mike Oswald Senior Leasing Manager mike.oswald@cblproperties.com 423.490.8272	In next 10 years, area job growth is predicted to reach 38.5% More than 30,000 college/university students within 20-minute drive
6	Douglasville Promenade 2911	22,900	Original Mattress Factory, Sprint, Vitamin Shoppe	The Threading Salon, Top Massage, Tropical Joe's Smoothies, The Joint, Firehouse Subs, Nothing Bundt Cakes, Kyusha Ram Grill, Top Nail, Wing Stop, Cold Stone Creamery, Taste of Thai, Johnny's Pizza, Metro Brokers	\$ 35.00	\$ 6.40	100%	-	Allie Hodge Leasing Manager Riverwood Properties ahodge@riverwoodproperties.com 678.501.5342	Over 30,965 VPD
7	Village at Chapel Hill	63,000	LA Fitness	Yogli Mogli, Bibop Bubble Tea, Chapel Hill Family Dentistry, Blue Agave, Brazilian Wax, OneMain Financial, Luxury Nails & Spa, Syndicutz Barbershop	\$ 31.00	\$ 4.20	99%	1,400	Jean Francois Roux Real Estate Manager Dart Retail Advisors jean@dartretail.com 404.242.6835	Aldi (shadow) not included
8	Chapel Hill Centre	66,970	Kohls, Sephora, Hobby Lobby, Leslie's Pool Supplies	Miracle Ear, Express Alterations, Physical Therapy, Fedex Kiosk, Nancy's Chicago Pizza, Lendmark Financial Services, Omega Tutoring	\$ 23.00	\$ 5.00	100%	-	Benton Green Listing Agent Retail Planning Corporation 770.956.8383	Chapel Hill Road- 19,800 AADT
9	Douglasville Crossroads	42,700	Dollar Tree, CATO, Buddy's Furniture	Wings & Seafood Inc, Sports Clips, All Washed Up, CJ Nails, MetroPCS, Its Fashion, H&R Block, China East, Stevie B's	\$ 20.00	\$ 4.15	96%	1,500	Adam Hale Hale Retail Group 404.281.2788	Walmart and Sam's Club shadowed 100% leased for a while NNN a little over \$4

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10	Park Plaza	46,670	Kroger	Tiger Furniture & Mattress, H&R Block, Sunny Beauty Supply, The Juicy Crab, Avis, WNB Factory, T-Mobile, First Impressions Barbershop, Navy Federal Credit Union, Hong Kong Restaurant, Wolf Boxing Fitness, Nail Trip, A-1 Auto Insurance, Natural Wax Beauty Bar, Cricket, Pio's Cleaners, uBREAKIFIX, Accelerate Automotive, Kroger Fuel Center	\$ 23.00	\$ 4.78	94%	2,900	Wendy Perry Brixmor 770.360.8454	Bill Arp Rd and Stewart Pkwy- 24,000+ VPD 2000 sf suite- \$20 psf
11	Cosby Station	77,811	Publix	Key Autism Services, La Salsa Mexican Restaurant, Nails 1st, H2H Wellness Centers, Great Clips, Queen Bee Brazilian Wax, Coast Dental, World Finance, Lee's Cleaners	\$ 26.00	\$ 5.75	96%	3,380	Wendy Perry Brixmor 770.360.8454	2000 sf second gen restaurant- \$29 psf 1380 sf suite- \$23 psf Shop rent guesstimation
12	Stewart Mill Place	21,636	Workout Anytime, Edward Jones	Sakura Sushi & Grill, China Garden, Embelish Salon, Hawaiian Beach Tan and Spa, Chapel Hill Chiropractic, Cigar Depot, Magic Touch Cleaners	\$ 18.00	\$ 4.25	100%	-	Contact Not Listed	Kohl's and Hobby Lobby shadowed
13	Douglasville Plaza	7,538	Moe's Southwestern Grill, American Deli	Peach State Insurance, Wax Brazil	\$ 21.00	\$ 6.20	93%	800	Contact Not Listed	Shops range \$19-\$23 psf
14	2976 Chapel Hill Road Development	13,500	-	-	-	-	0%	-	-	Expected rental rates: \$32-\$35
<b>Totals</b>		<b>68,428</b>					<b>97%</b>	<b>3,290</b>		