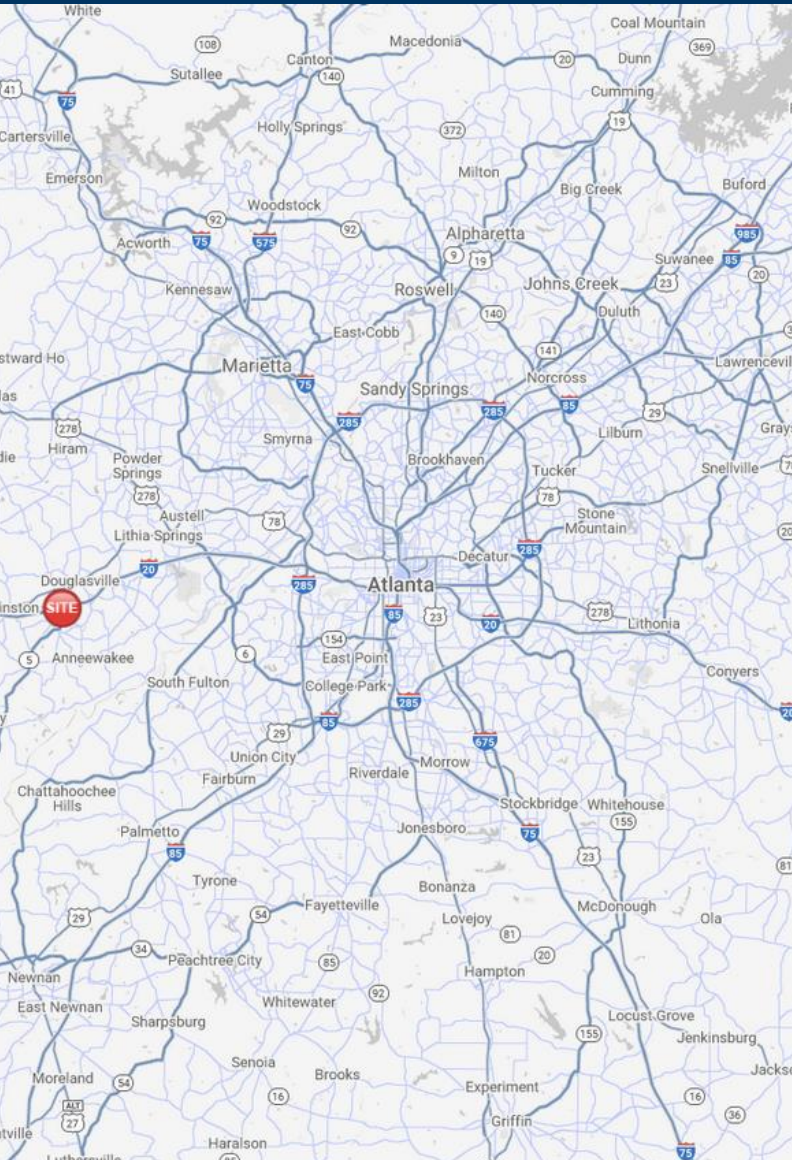


Douglasville Exchange

7424 Douglas Boulevard
Douglasville, Georgia 30135

RIVERWOOD
PROPERTIES, LLC



Leasing Contacts

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Property Highlights

Douglasville Exchange offers an extraordinary location for its retail, restaurant, and service tenants. It is located on Douglas Boulevard just south of I-20 west and west of Highway 5. This center is across the street from The Home Depot as well as The Honey Baked Ham and Taco Mac Sports Bar.

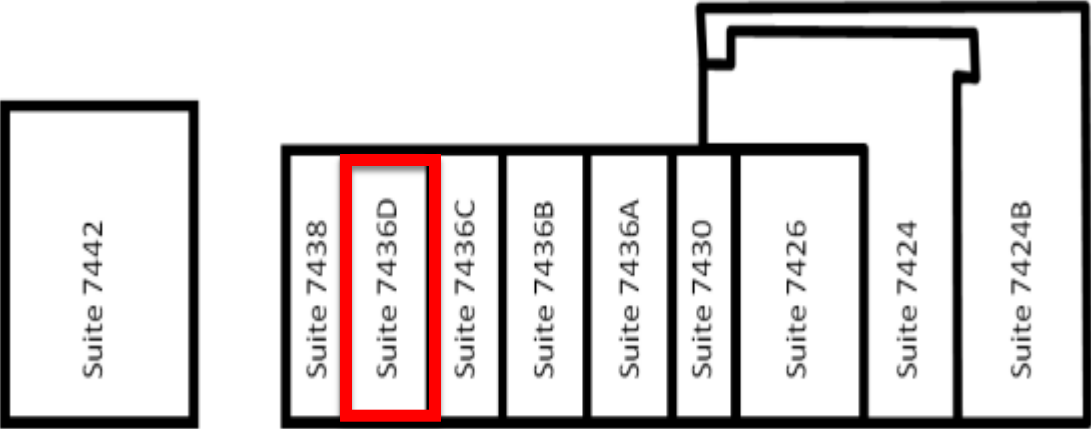
Site Access: The property is accessible from two curb cuts on Douglas Blvd.

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Douglasville Exchange

Tenants

| | | |
|----------------|------------------------------------|--------|
| 7424 | Harbor Freight Tools | 14,993 |
| 7424B | Lumber Liquidators | 12,500 |
| 7426 | Rent A Center | 6,720 |
| 7430 | Fin & Feathers | 3,333 |
| 7436A | Cinco de Mayo Mexican Restaurant | 2,938 |
| 7436B | 1 st Franklin Financial | 2,158 |
| 7436C | Kumon | 1,600 |
| 7436D | Retail Space Available | 1,800 |
| 7438 | Hair Salon | 1,600 |
| GLA: 47,642 SF | | |
| Availability: | | 1,800 |



DOUGLASVILLE EXCHANGE

Site Plan



AREA DEMOGRAPHICS



2021
Population

| | |
|--------|--------|
| 1 MILE | 5,333 |
| 3 MILE | 36,788 |
| 5 MILE | 81,592 |



2021 Daytime
Population

| | |
|--------|--------|
| 1 MILE | 4,033 |
| 3 MILE | 20,507 |
| 5 MILE | 29,843 |



Household 2021

| | |
|--------|--------|
| 1 MILE | 2,216 |
| 3 MILE | 13,406 |
| 5 MILE | 28,236 |



Household
Income

| | |
|--------|----------|
| 1 MILE | \$55,161 |
| 3 MILE | \$72,840 |
| 5 MILE | \$78,488 |



DOUGLASVILLE EXCHANGE

Trade Area Overview