

.54 ACRES - PAD READY

1720 Highway 20 West
McDonough, GA 30253



Lot Size: .54 Acres

Description: This PAD READY site has been approved for a 6,000 SF building. Water, sewer, curb cuts, storm water retention & trash enclosure already in place

Utilities: All Available

Zoning: Commercial

Parking: See conceptual

Traffic Count: 26,000 VPD

Location: Property is adjacent to New O'Reilly's Auto Parts on the corner of Hwy 20 West and Nail Road in McDonough, Georgia.

Nearby Businesses: New Rooms to Go, Kohl's, JCPenney, Academy Sports, TJ Maxx, Burlington, Hobby Lobby.

Note: Owner will do build to suit for any interested prospect.

Sale Price: \$600,000

FOR MORE INFORMATION CONTACT

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

.54 ACRES - PAD READY

1720 Highway 20 West

McDonough, GA 30253



2019 DEMOS	3 Mile	5 Mile	10 Mile
Population	30,397	65,612	221,987
Median Age	32.4	34.8	36.1
Average HH Income	\$69,573	\$76,913	\$78,743

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

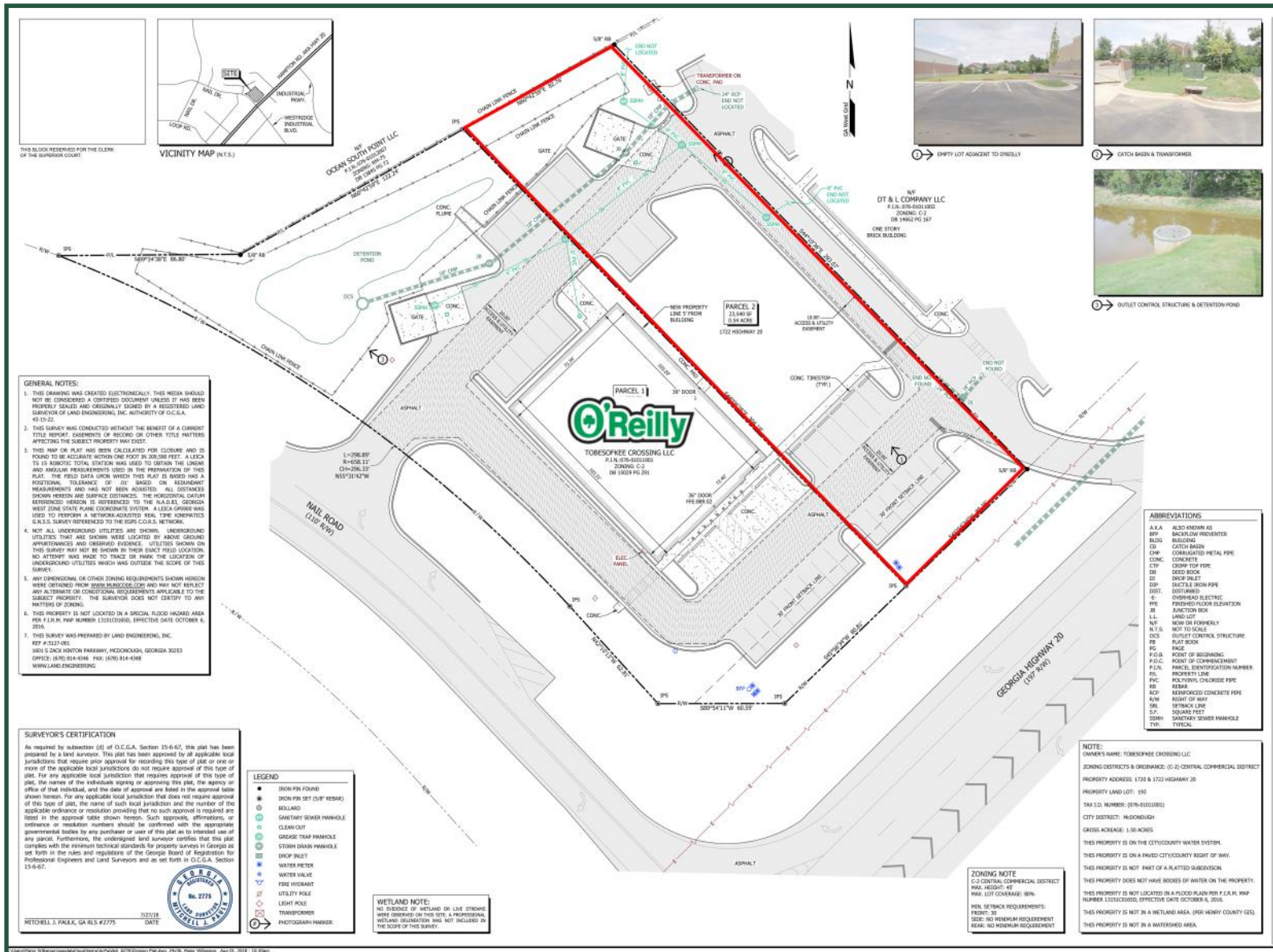
commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

.54 ACRES - PAD READY

1720 Highway 20 West
McDonough, GA 30253



**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

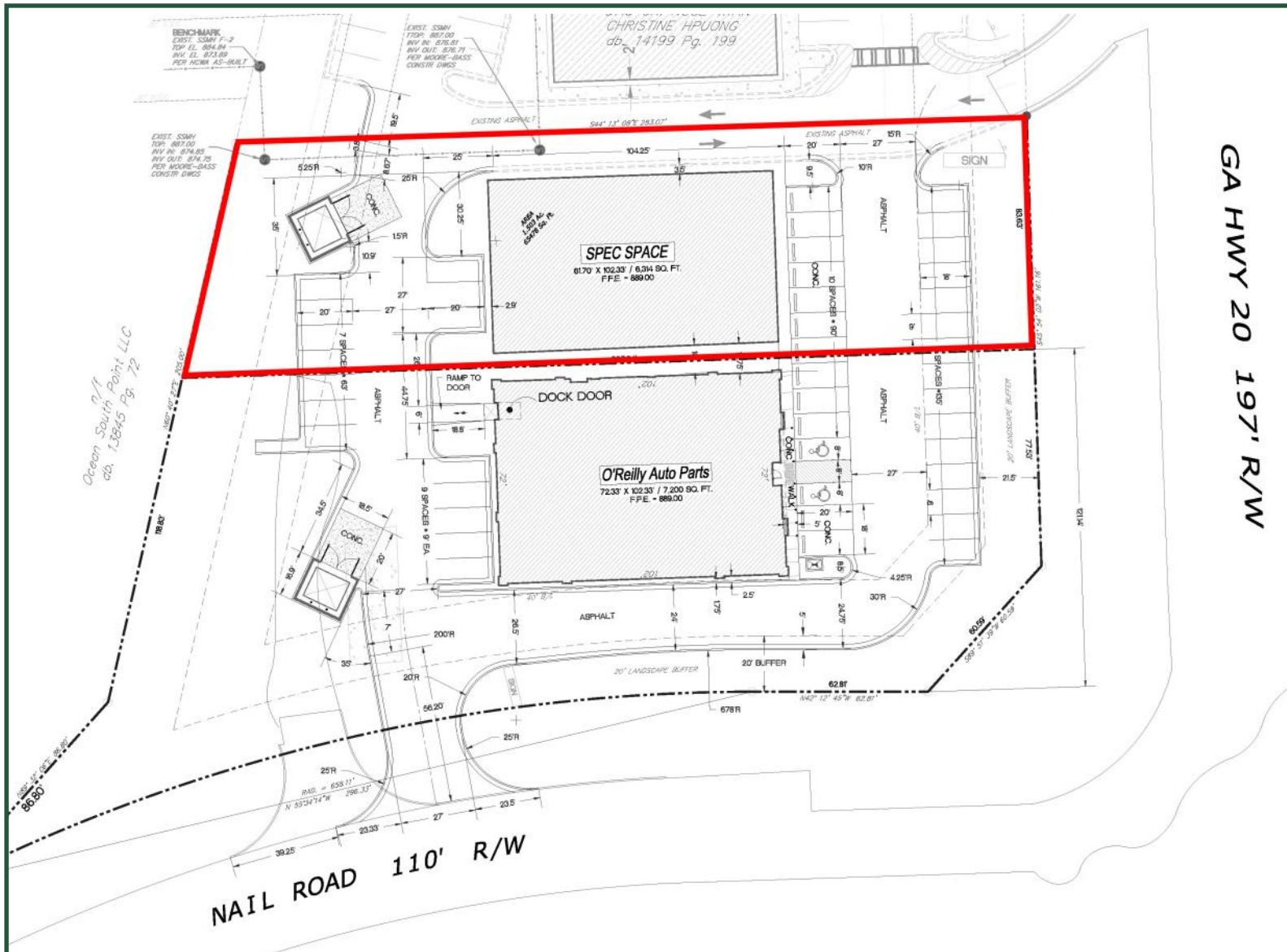
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

.54 ACRES - PAD READY

1720 Highway 20 West
McDonough, GA 30253



CONCEPTUAL PLAN



**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company