

# OFFERING MEMORANDUM



## 1321 Jonesboro Road McDonough, GA

- ❑ 1,434' Total Road Frontage
- ❑ < Half Mile from I-75
- ❑ Zoned C-3
- ❑ Approx. 28k VPD



BRENT FISHER

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# EXECUTIVE SUMMARY

1321 JONESBORO ROAD, MCDONOUGH, GEORGIA 30253  
**\$10,000,000 ~ 10+ Acres Commercial Land**

## INVESTMENT OFFERING HIGHLIGHTS

10.4 ACRE tract of land zoned C-3 located just a half mile from I-75. This real estate investment parcel is surrounded by newly constructed neighborhoods and national retailers .

This prime location is a high-traffic area on the corner of Jonesboro Road and N Bridges Road. 896 feet of Jonesboro Road frontage and 538 feet of N Bridges Road frontage.



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# Area Businesses



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# TRAFFIC

## TRAFFIC VOLUME

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Jonesboro Rd	Glenshire Dr E	28,137	2022	0.08 mi
Jonesboro Road	Glenshire Dr E	27,189	2020	0.08 mi
Mount Carmel Rd	Jonesboro Rd NE	3,699	2022	0.24 mi
Mount Carmel Road	Jonesboro Rd NE	3,788	2020	0.24 mi
Jonesboro Rd	Foster Dr W	15,750	2022	0.32 mi
Not Available	Not Available No	12,609	2020	0.73 mi
Foster Drive	Odom Rd NE	2,554	2022	0.73 mi
Mill Road	Windward Hills S	8,947	2022	0.81 mi
Oak Grove Rd	Foster Dr N	4,786	2022	0.99 mi
Oak Grove Road	Foster Dr N	4,821	2020	0.99 mi



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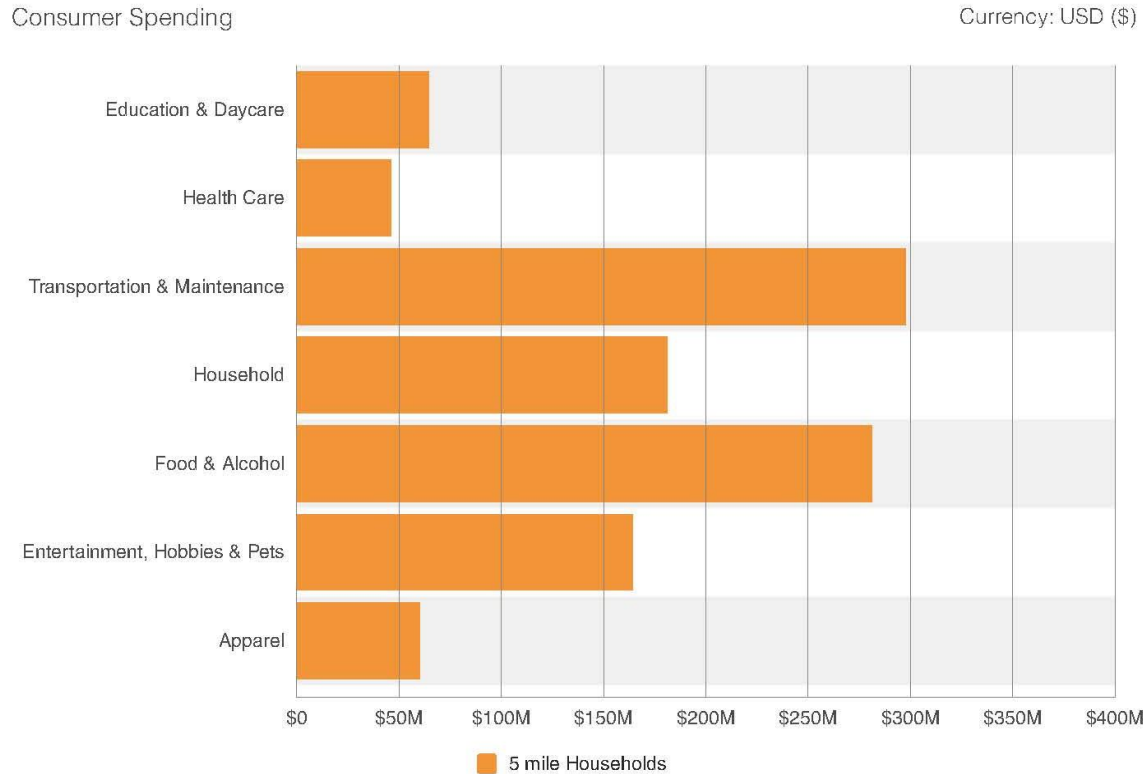
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# Consumer Spending



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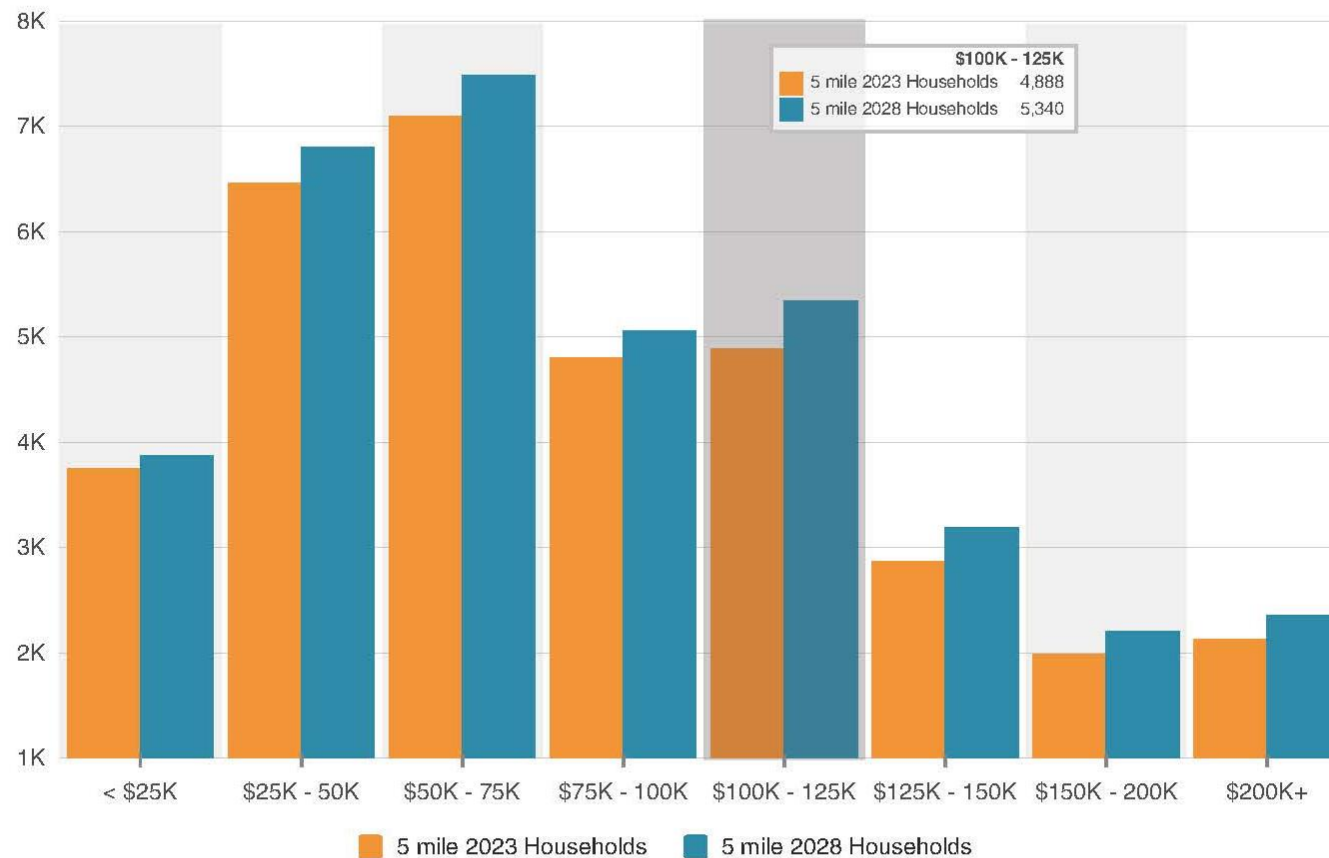
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# Household Income

Household Income

Currency: USD (\$)



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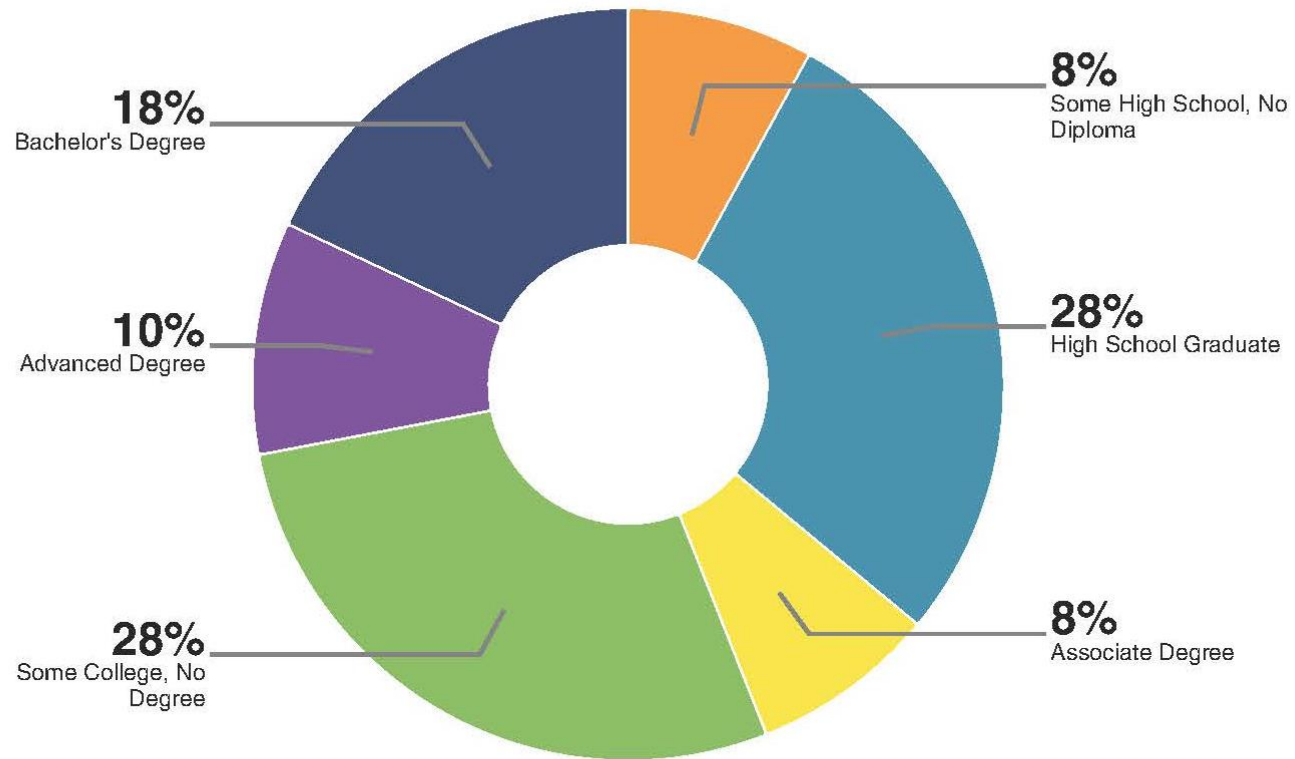
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# Educational Attainment



5 mile 2023 % of Population



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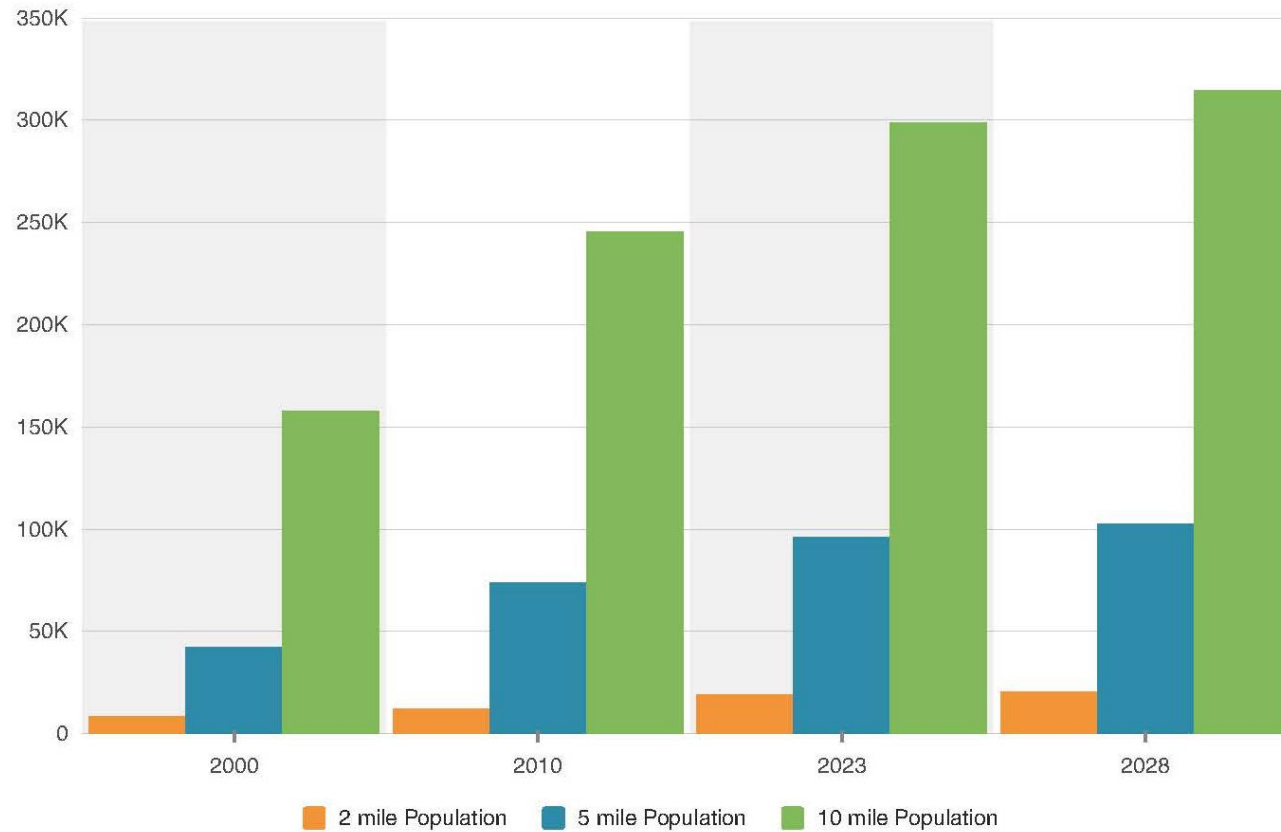
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# Population Changes



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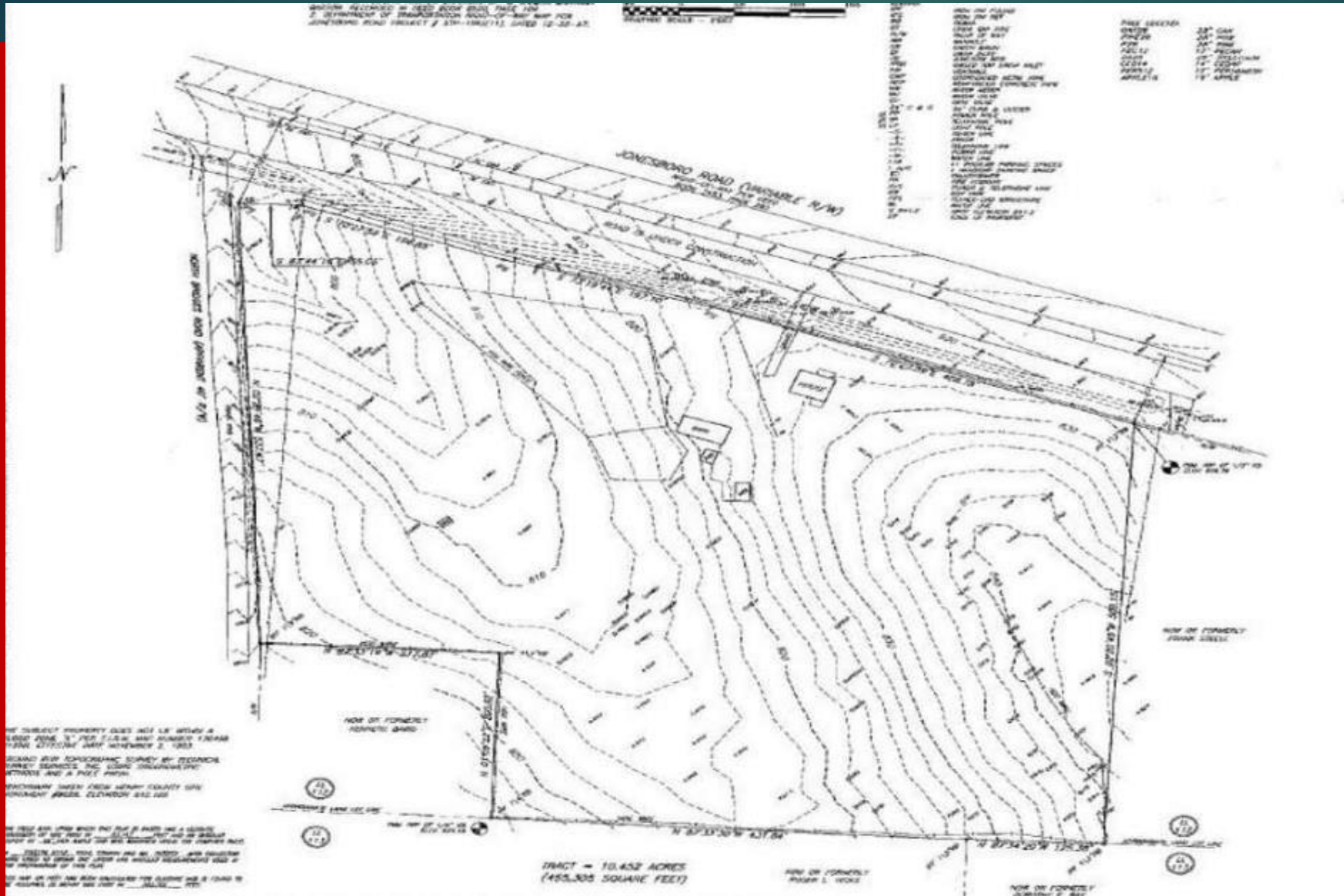
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# Topographical Map



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# Sewer Line Map



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# Disclaimer

HomeSmart International, dba HSI Commercial has made every effort to obtain the information regarding these listings from sources deemed reliable. The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation, or service. The user of this data should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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