

# INDUSTRIAL LAND FOR SALE

## 13.99+/- Acres Available

**KING** Industrial  
Realty, Inc.



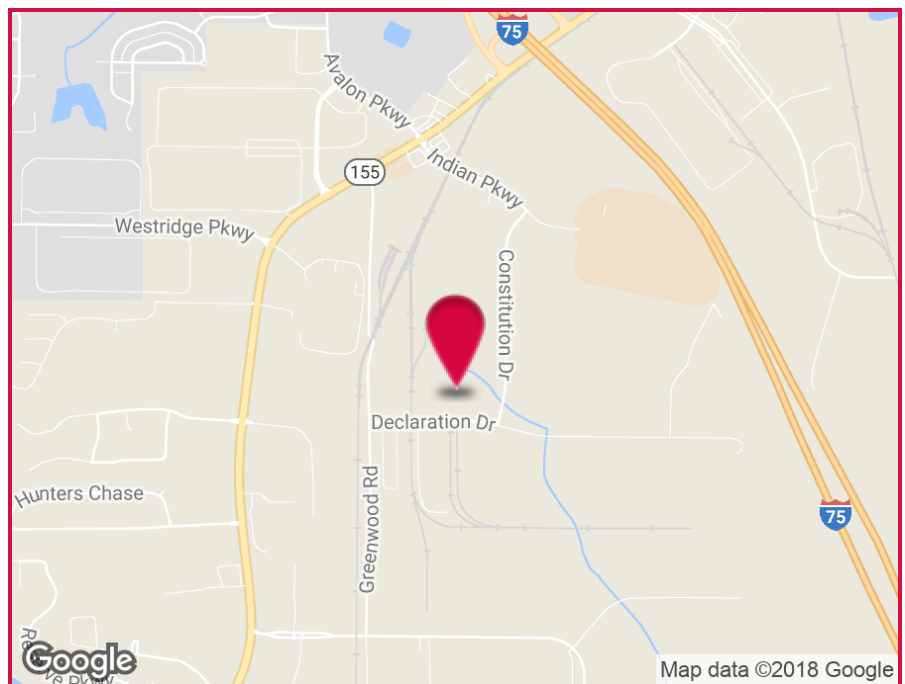
## Constitution Drive, McDonough, GA 30253

### OFFERING SUMMARY

Lot Size: 13.99 Acres  
Zoning: M-1

### PROPERTY HIGHLIGHTS

- All Utilities Available
- Zoned Light Industrial
- Conceptual Plans Permit Up to 150,000 SF Building
- 1 Mile to I-75
- 22 Miles to I-285



For More Information Contact:

**BRYAN MARSHBURN**

Associate Broker  
404.942.2044

[bmarshburn@kingindustrial.com](mailto:bmarshburn@kingindustrial.com)

**BOB STEPHENS**

Vice President  
404.942.2076

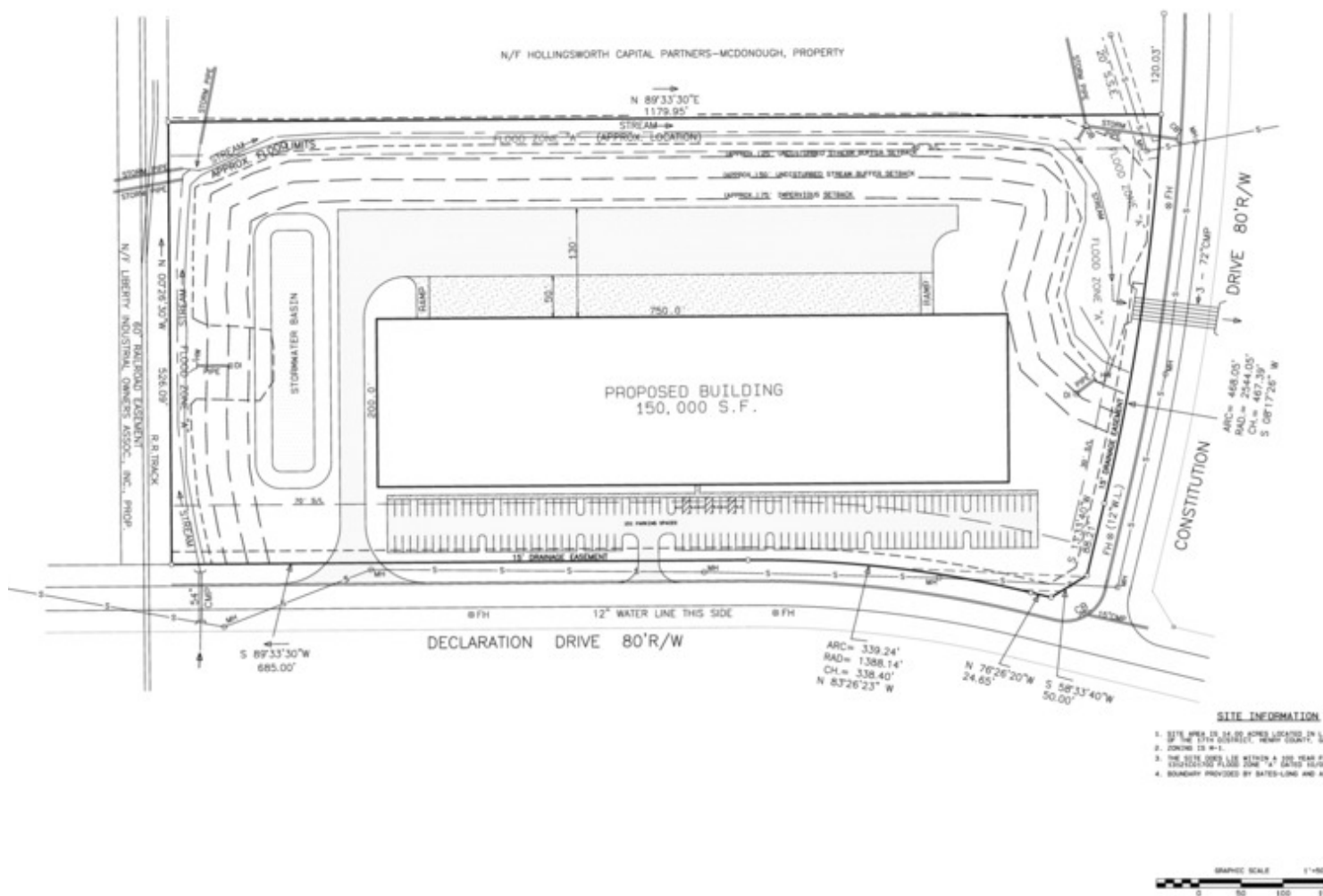
[bstephens@kingindustrial.com](mailto:bstephens@kingindustrial.com)

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1998 AUGUSTUS PARTNERS, L.P.

CONSTITUTION DRIVE-HENRY COUNTY

SITE PLAN

DATE	10/04
BY	BOB STEPHENS
CHECKED	BOB STEPHENS
APPROVED	BOB STEPHENS

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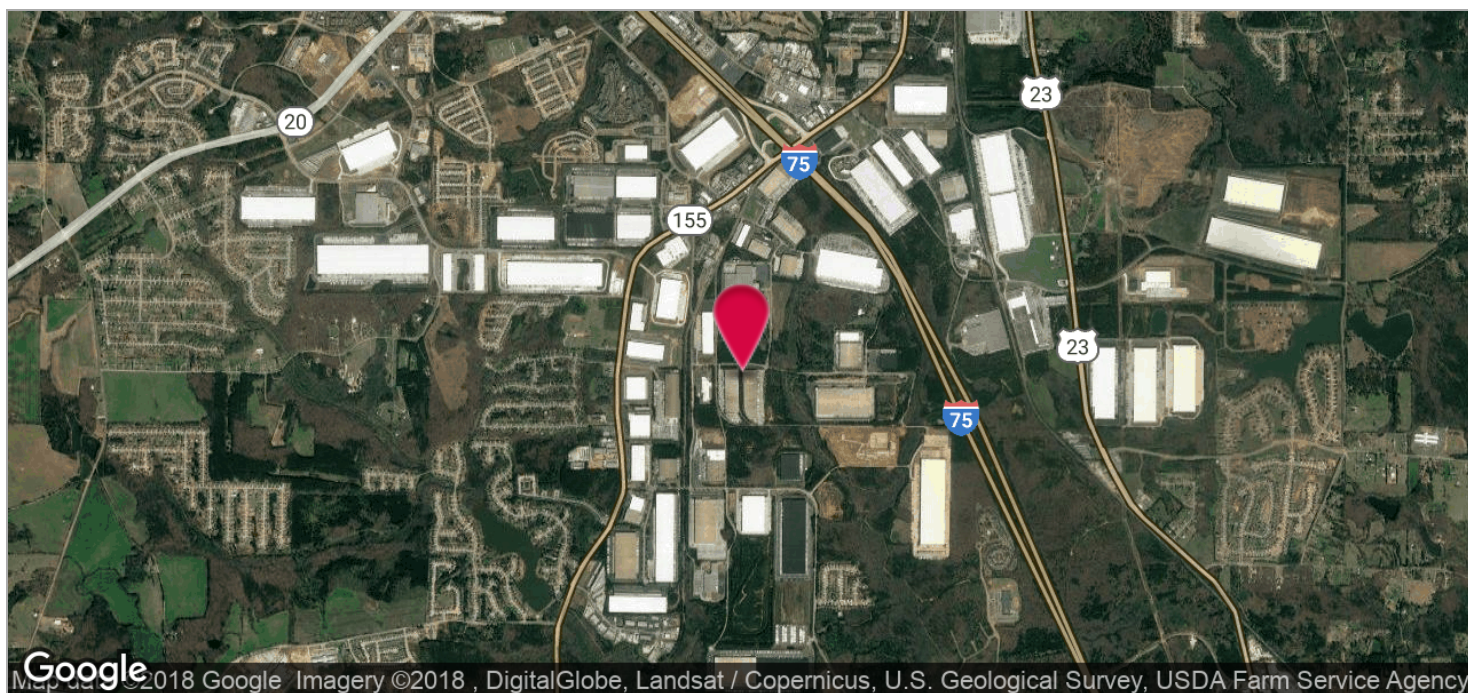


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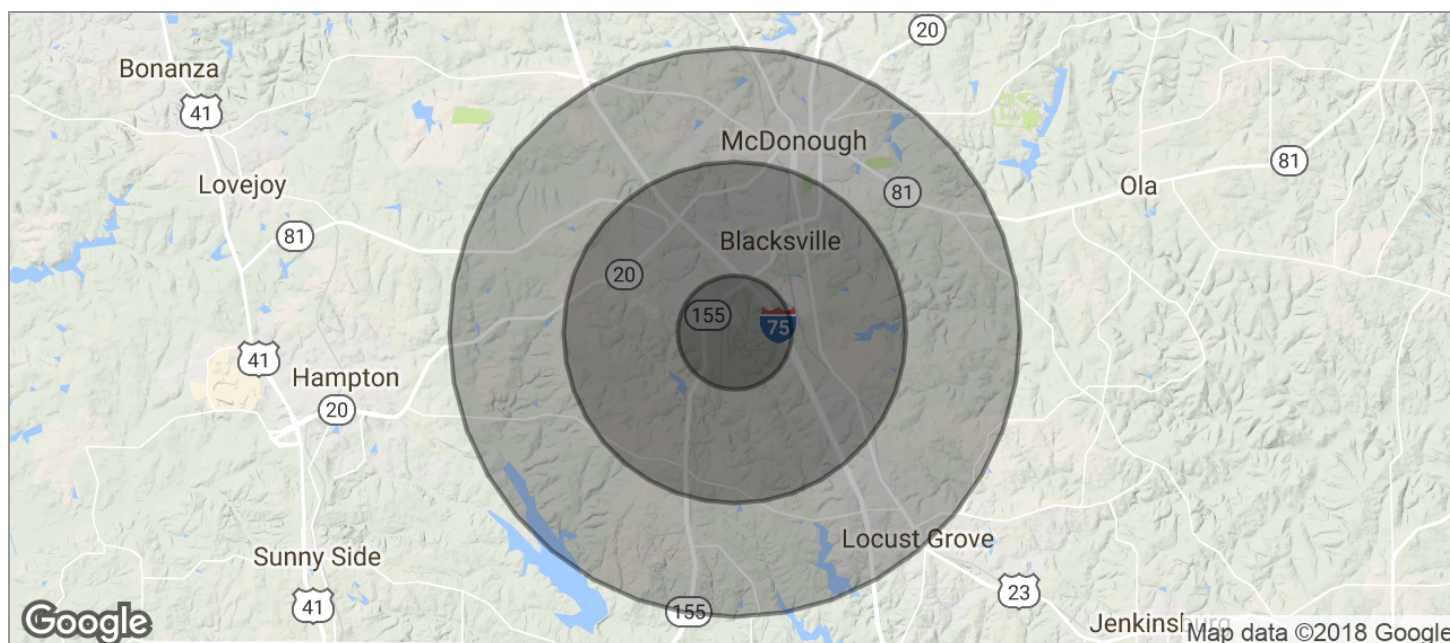
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,620	29,167	64,914
MEDIAN AGE	29.9	31.4	33.5
MEDIAN AGE (MALE)	27.8	29.3	32.1
MEDIAN AGE (FEMALE)	32.1	33.0	34.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,028	10,256	22,623
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$54,212	\$59,935	\$71,234
AVERAGE HOUSE VALUE	\$204,900	\$193,698	\$217,879
RACE	1 MILE	3 MILES	5 MILES
% WHITE	34.7%	48.0%	51.6%
% BLACK	52.7%	41.8%	39.7%
% ASIAN	2.1%	2.6%	2.7%
% HAWAIIAN	1.0%	0.5%	0.2%
% INDIAN	1.1%	0.6%	0.4%
% OTHER	4.0%	3.3%	2.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.9%	9.0%	7.1%

\* Demographic data derived from 2010 US Census

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