

1305-1395 McDonough Parkway

McDonough, GA 30253



FOR SALE

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property information

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For Sale

1305 McDonough Parkway McDonough, GA 30253



Property Description

Introducing 1305 McDonough Parkway, a prime investment opportunity in McDonough, GA. This 11,927 SF building boasts 10 fully occupied units, presenting a robust income stream for savvy investors. With a coveted location in the thriving McDonough area, this property offers a solid cornerstone for retail and street retail investors seeking a high-performing asset. The 100% occupancy rate underscores the strong demand for space in this well-positioned building. Don't miss the chance to add this flourishing property to your portfolio and capitalize on a promising investment opportunity.

Property Highlights

- 11,927 SF building
- 10 fully occupied units
- Prime location in McDonough
- Ideal for retail and street retail investors

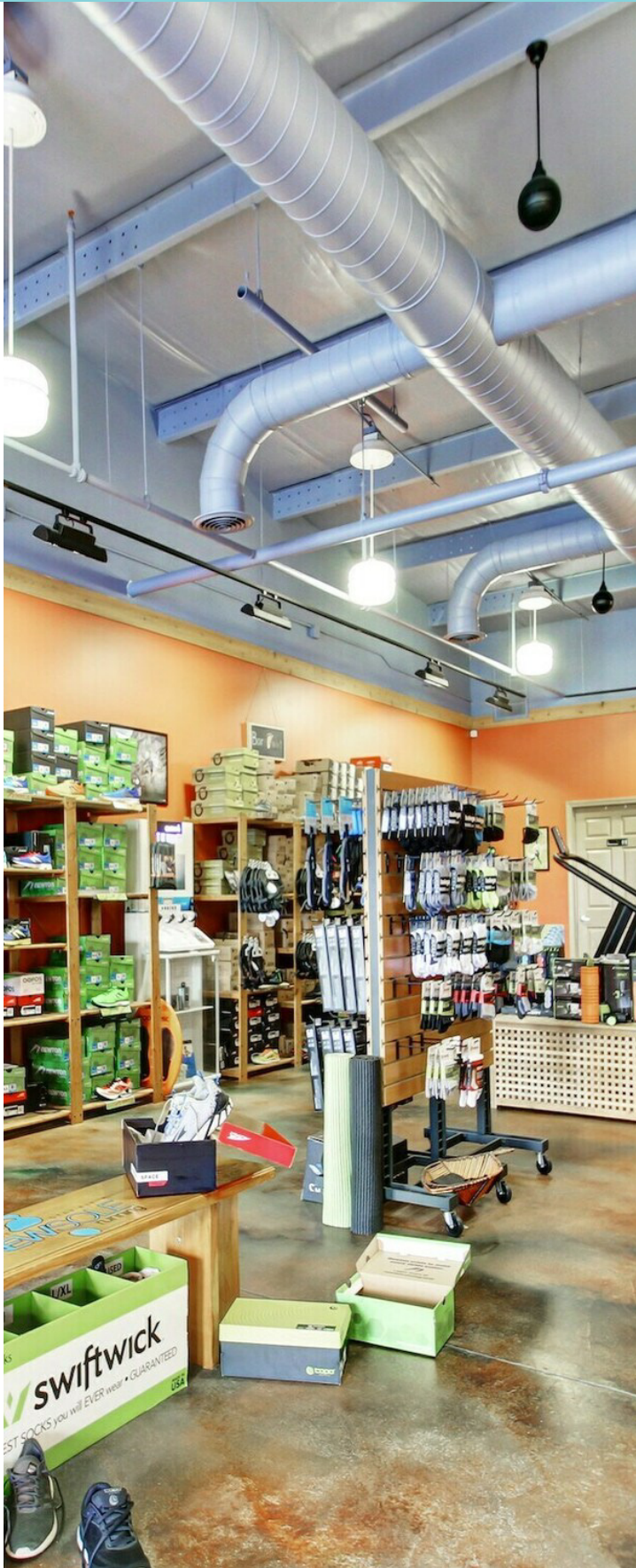
Offering Summary

Sale Price:	\$3,400,000
Number of Units:	10
Building Size:	11,927 SF
NOI:	\$229,910.00
Cap Rate:	6.7%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	83	577	2,889
Total Population	256	1,735	8,308
Average HH Income	\$91,033	\$87,695	\$81,376

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Location Description

Nestled in the heart of McDonough, this vibrant area teems with the energy and potential that retail and street retail investors seek. The location offers proximity to popular destinations such as Henry Town Center and South Point Shopping Center, ensuring a steady flow of potential customers. The community atmosphere and strategic positioning make this area a compelling choice for businesses seeking to tap into a diverse and dynamic customer base. With its charming local shops, bustling commercial hubs, and welcoming community, McDonough provides an ideal setting for retailers looking to establish or expand their presence in a thriving market.

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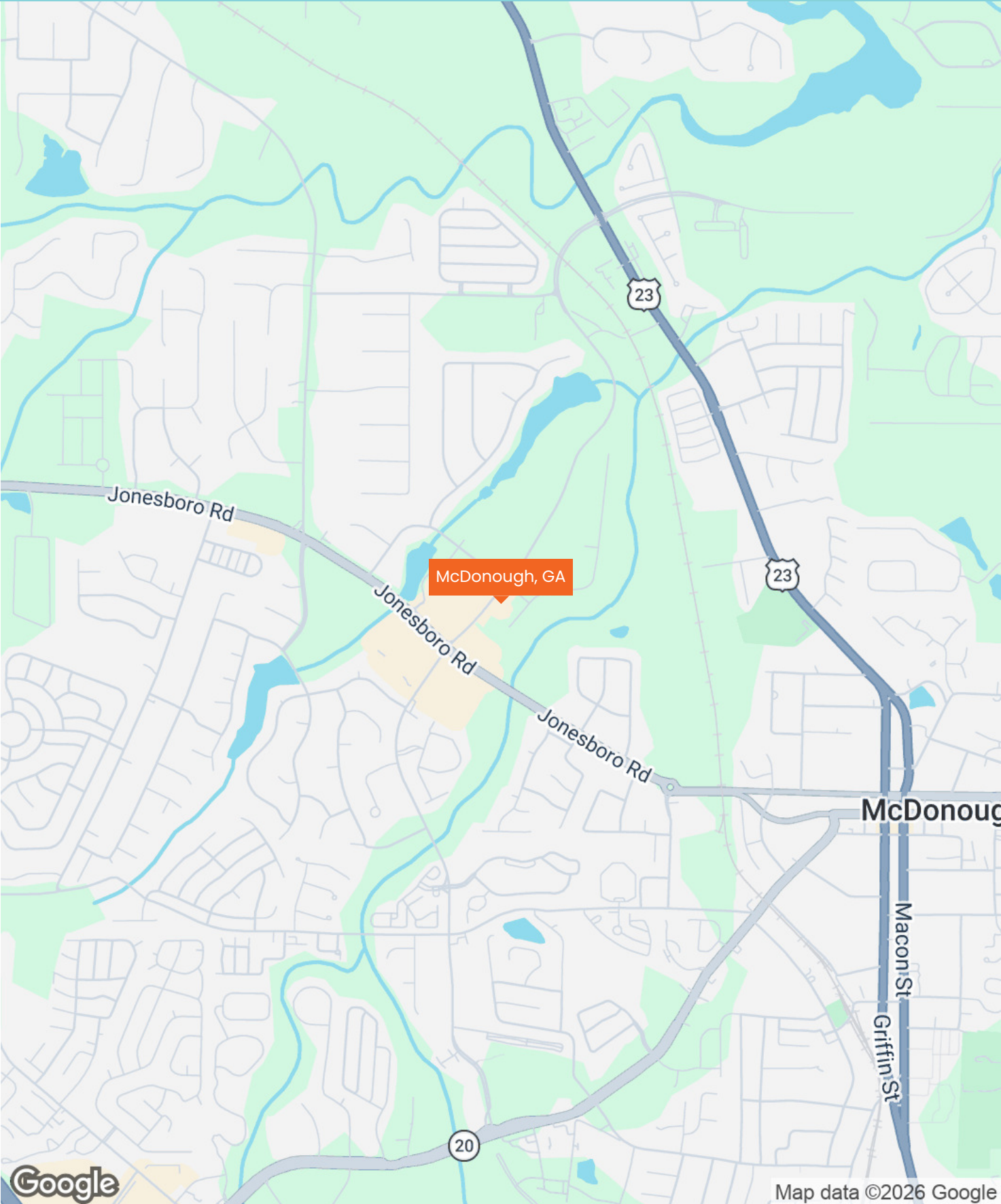


location information

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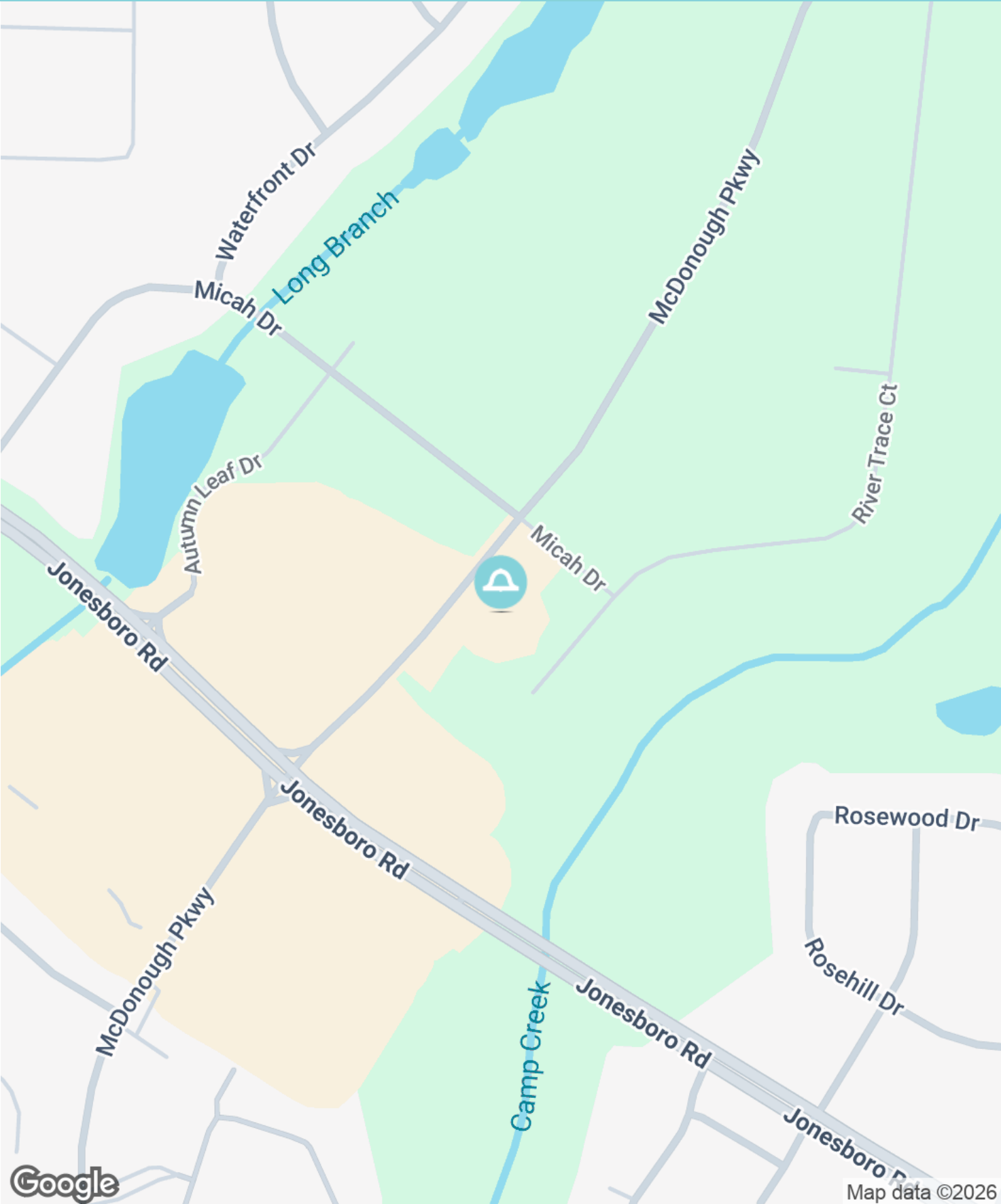
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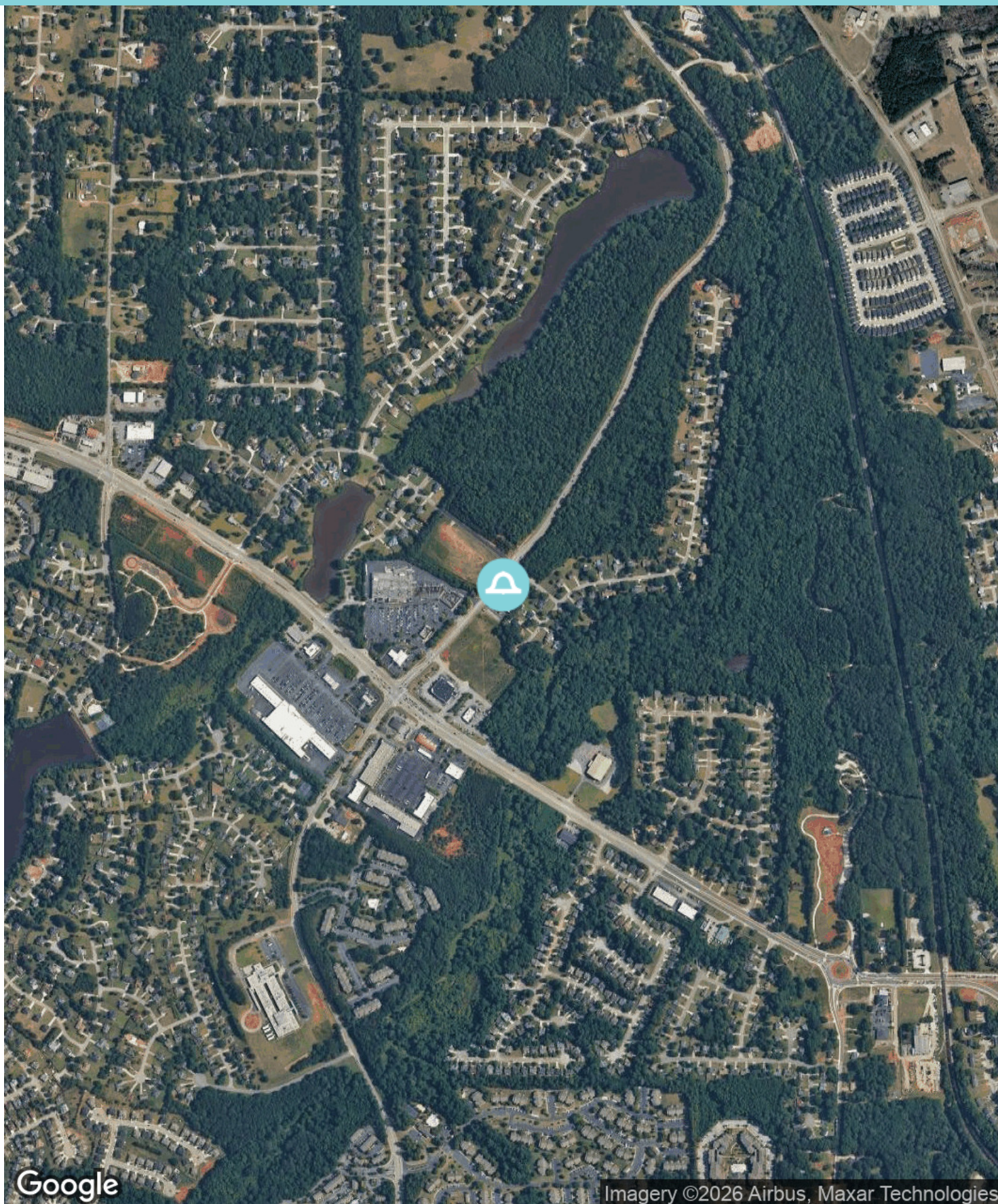
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financial analysis

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Investment Overview

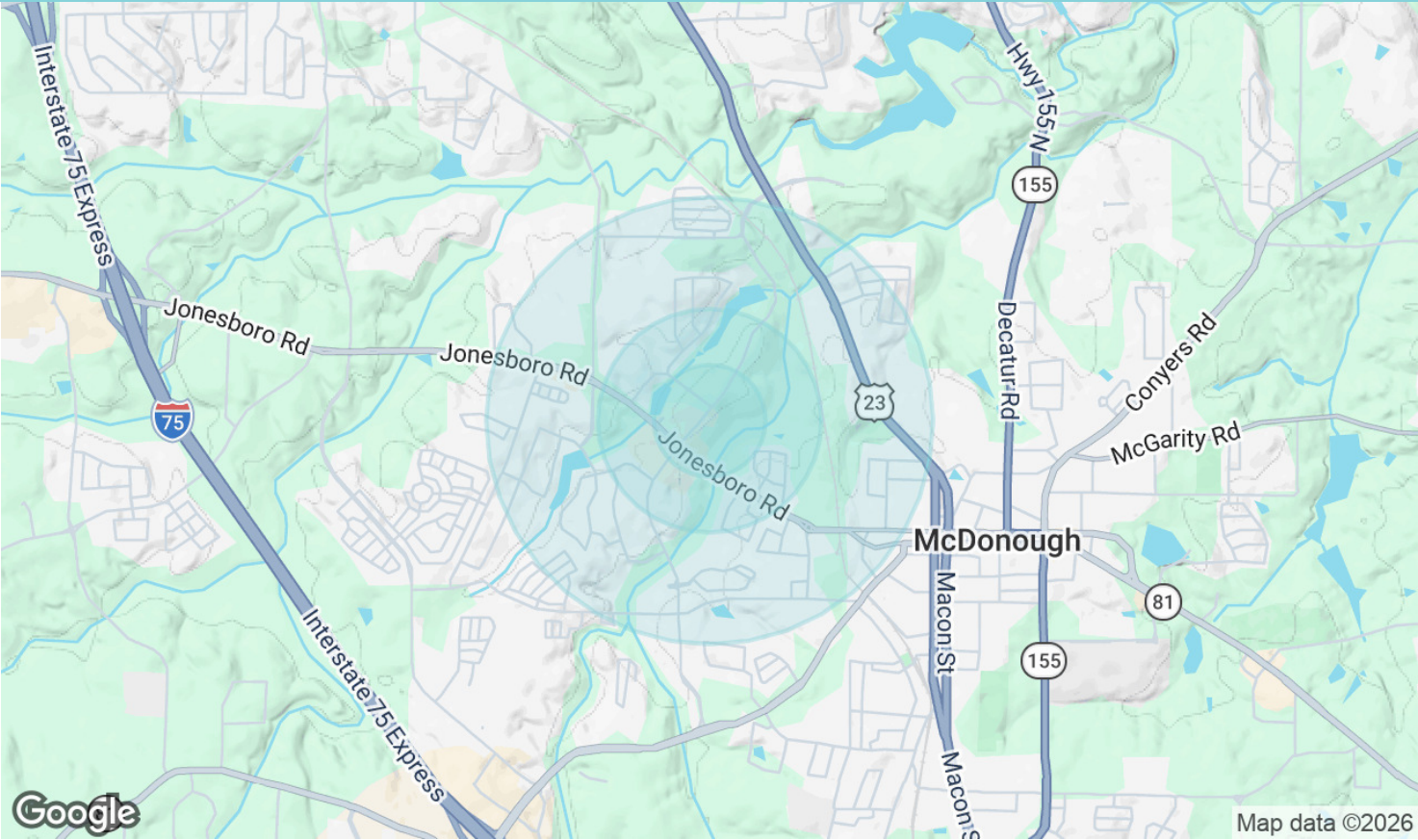
Price	\$3,400,000
Price per SF	\$283
Price per Unit	\$340,000
GRM	14.70
CAP Rate	5.8%

demographics

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	256	1,735	8,308
Average Age	33.7	30.5	28.8
Average Age (Male)	26.2	25.2	25.7
Average Age (Female)	37.3	34.7	32.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	83	577	2,889
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$91,033	\$87,695	\$81,376
Average House Value	\$222,724	\$236,331	\$249,736

2023 American Community Survey (ACS)

advisor bios

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