



THE
**CHASELAND
GROUP**

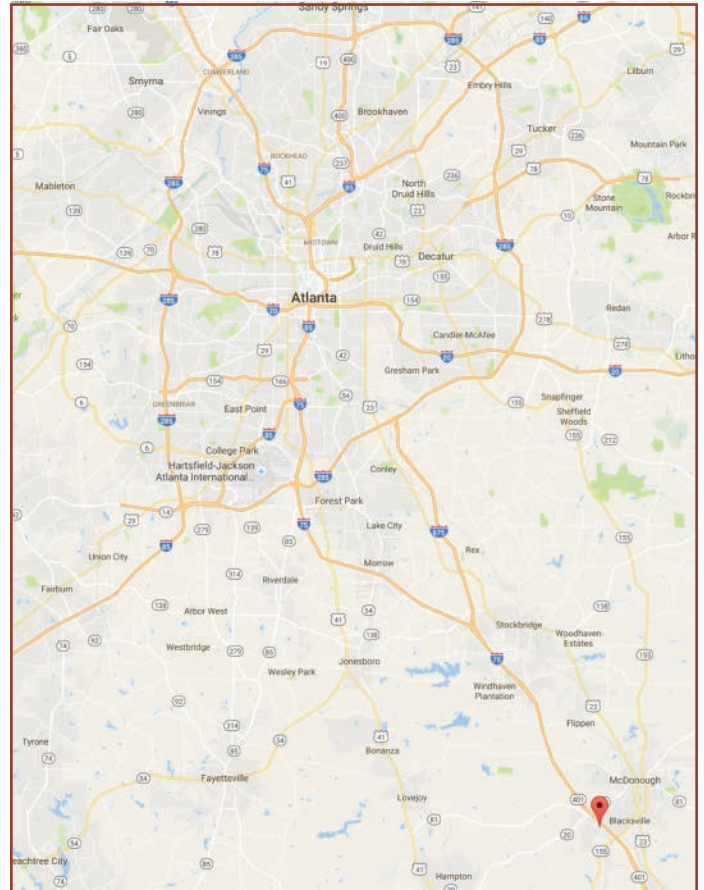
Avalon Parkway - Tract #1

North Bay Avalon, LLLP

McDonough, Georgia 30253

Property Highlights

- 5.77 acres (approximately 2.75 acres of usable land)
- For purchase / \$1,650,000 list price
- I-75 Interstate signage access, 105,000 ADT
- C-3 zoning
- Existing detention pond access
- Walking distance to South Point Shopping Center in McDonough, the major economic hub of Henry County.
- Surrounded by affluent neighborhoods, with 51% of the population earning \$50,000 to \$149,999
- Located 25 minutes south of Hartsfield-Jackson Airport
- Highway 20 traffic count approximately 35,000 ADT



Contact: Jay Baker at 404-861-1850 or Jay@TheChaselandGroup.com



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Demographics

Three mile radius

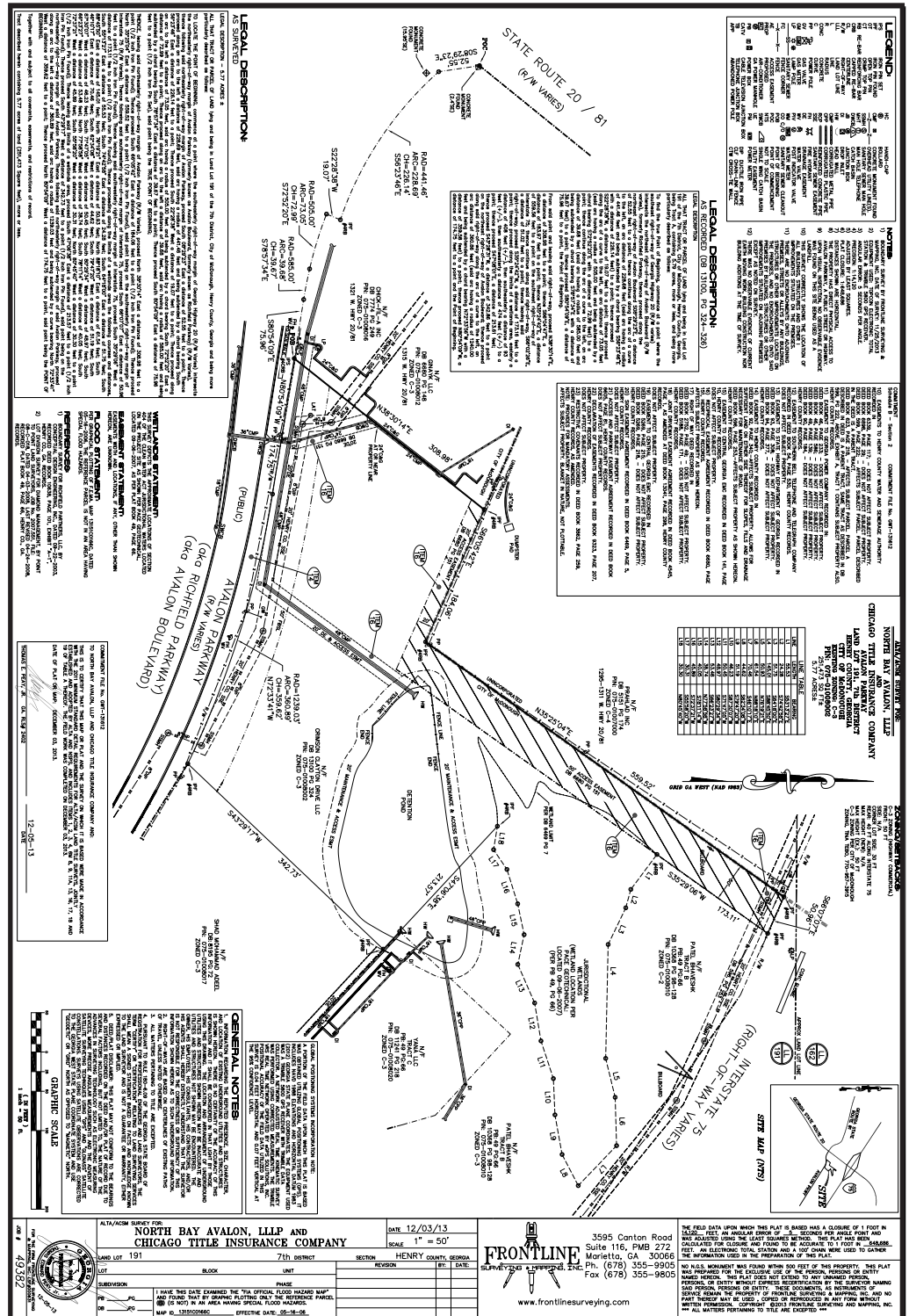
2015 Population: 35,414
 2020 Population: 38,070
 2015 HH Income: \$55,561

Five mile radius

2015 Population: 65,925
 2020 Population: 70,705
 2015 HH Income: \$65,591

Seven mile radius

2015 Population: 112,956
 2020 Population: 120,357
 2015 HH Income: \$68,899



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