

McDonough Plaza  
Food Depot  
FARMERS home FURNITURE

10,300 AADT '23

SITE

155

15,100 AADT '23

McDonough Middle School

McDonough High School

Richard Craig Park



Racetrack Rd

encompass



20,100 AADT '23



FOR SALE

2727 Commerce Place

McDonough, GA | 30253

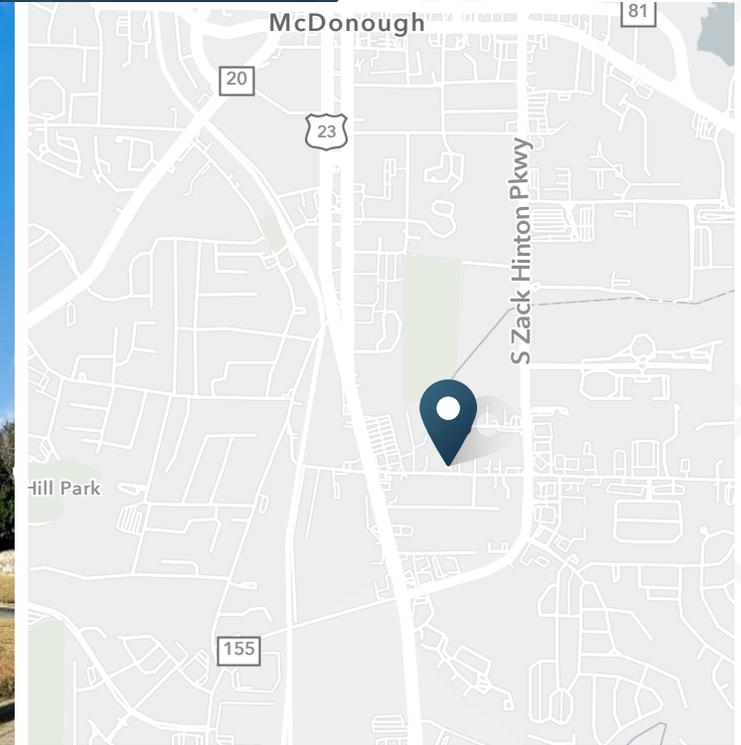


# 2727 Commerce Place

McDonough, GA | 30253



**FOR SALE**



5,000 SF  
Available

+/- 0.69 AC  
Site Acreage

Contact  
Broker  
Rate

## ABOUT THE PROPERTY

- Prime location in McDonough's industrial corridor
- Positioned on Commerce Place with strong street presence
- Freestanding 5,000 SF building with office and warehouse space
- Located in Henry County, an area that is experiencing significant population and economic growth

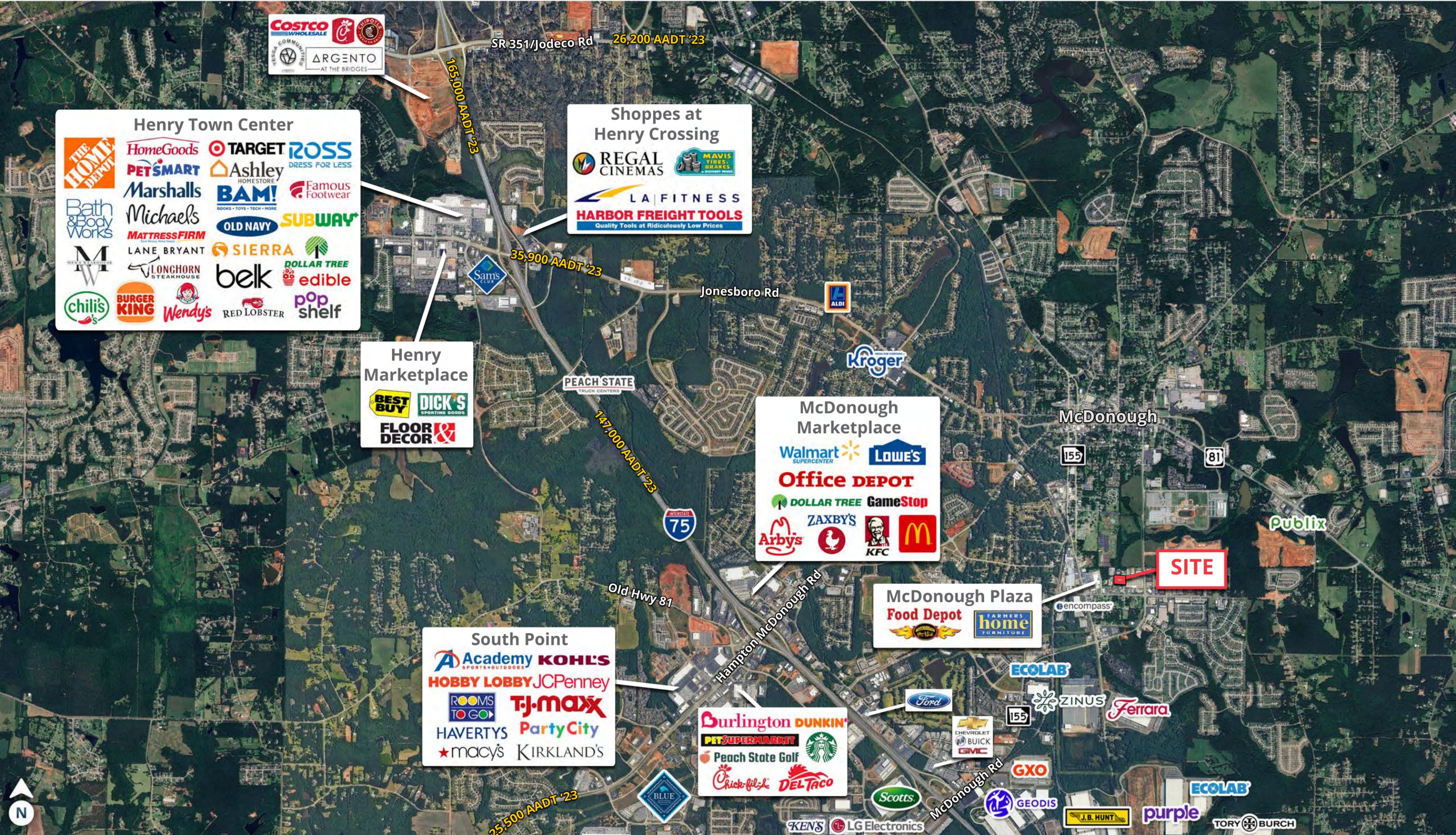
## NEARBY RETAILERS



## TRAFFIC COUNTS

McDonough Rd	20,100 VPD
Racetrack Rd	10,300 VPD
I-75	165,000 VPD
Jonesboro Rd	35,900 VPD

Year: 2024 | Source: GDOT



### Henry Town Center

- HomeGoods
- TARGET
- ROSS DRESS FOR LESS
- PETSMART
- Ashley HOMESTORE
- Famous Footwear
- Marshall's
- BAM! BOOKS • TOYS • TECH • MORE
- OLD NAVY
- SUBWAY
- Bath & Body Works
- Michael's
- MATTRESS FIRM
- LANE BRYANT
- SIERRA
- LONGHORN STEAKHOUSE
- belk
- DOLLAR TREE
- chili's
- BURGER KING
- Wendy's
- RED LOBSTER
- pop shelf

### Shoppes at Henry Crossing

- REGAL CINEMAS
- MAVIS TIRES, BRAKES
- LA FITNESS
- HARBOR FREIGHT TOOLS

### Henry Marketplace

- BEST BUY
- DICK'S SPORTING GOODS
- FLOOR DECOR

### McDonough Marketplace

- Walmart SUPERCENTER
- LOWE'S
- Office DEPOT
- DOLLAR TREE
- GameStop
- Arby's
- ZAXBY'S
- KFC
- McDonald's

### South Point

- Academy SPORTS+OUTDOORS
- KOHL'S
- HOBBY LOBBY
- JCPenney
- ROOMS TO GO
- T.J. MAXX
- HAVERTYS
- Party City
- macy's
- KIRKLAND'S

### Burlington DUNKIN'

- PET SUPERMARKET
- Starbucks
- Peach State Golf
- Chick-fil-A
- DEL TACO

### McDonough Plaza

- Food Depot
- FARMERS HOME FURNITURE

**SITE**



# Intersection Aerial

McDonough, GA



**SITE**

McDonough Plaza  
**Food Depot**  
FARMERS  
**home**  
FURNITURE

encompass

10,000 AADT '23

NAPA

10,300 AADT '23

METRO

WINGS **CG**

DOLLAR GENERAL

PAPA JOHN'S

Racetrack Rd

O'Reilly  
AUTO PARTS

MARCO'S  
PIZZA

THE SALVATION ARMY

PRi  
Kitchen,  
Bath,  
Lighting

FAMILY DOLLAR

20,100 AADT '23

Auto Zone  
Checkers  
Domino's

ECOLAB

ZINUS

FUN BOWL  
HENRY COUNTY

ALPLA

Blacksville

155

15,100 AADT '23

McDonough  
Middle School

McDonough  
High School

Richard  
Craig Park

Starbucks

Chick-fil-A

Walgreens

Publix

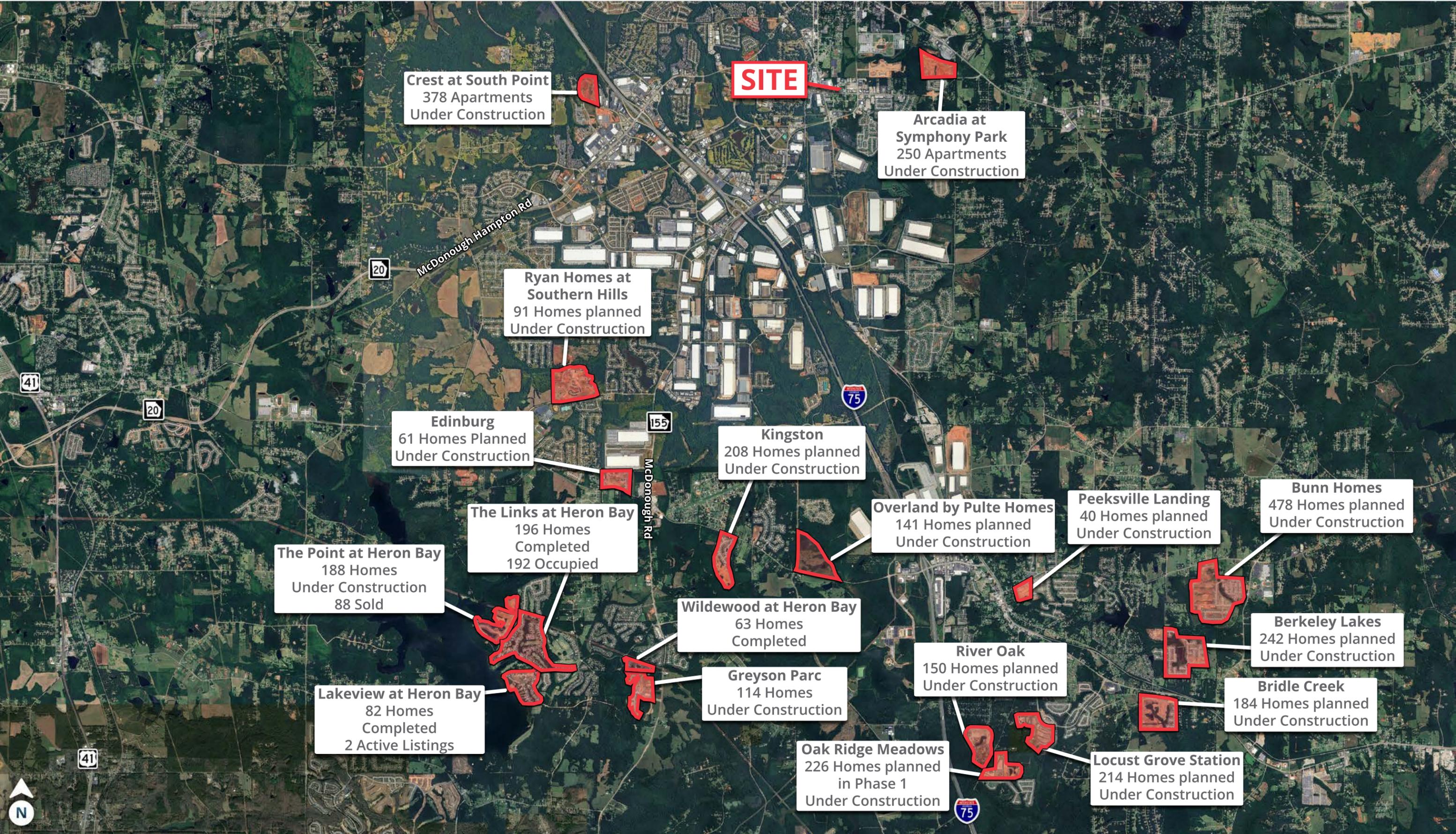
S H Lake





# Housing Development Growth

Locust Grove, GA



# 2727 Commerce Place

McDonough, GA | 30253



## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

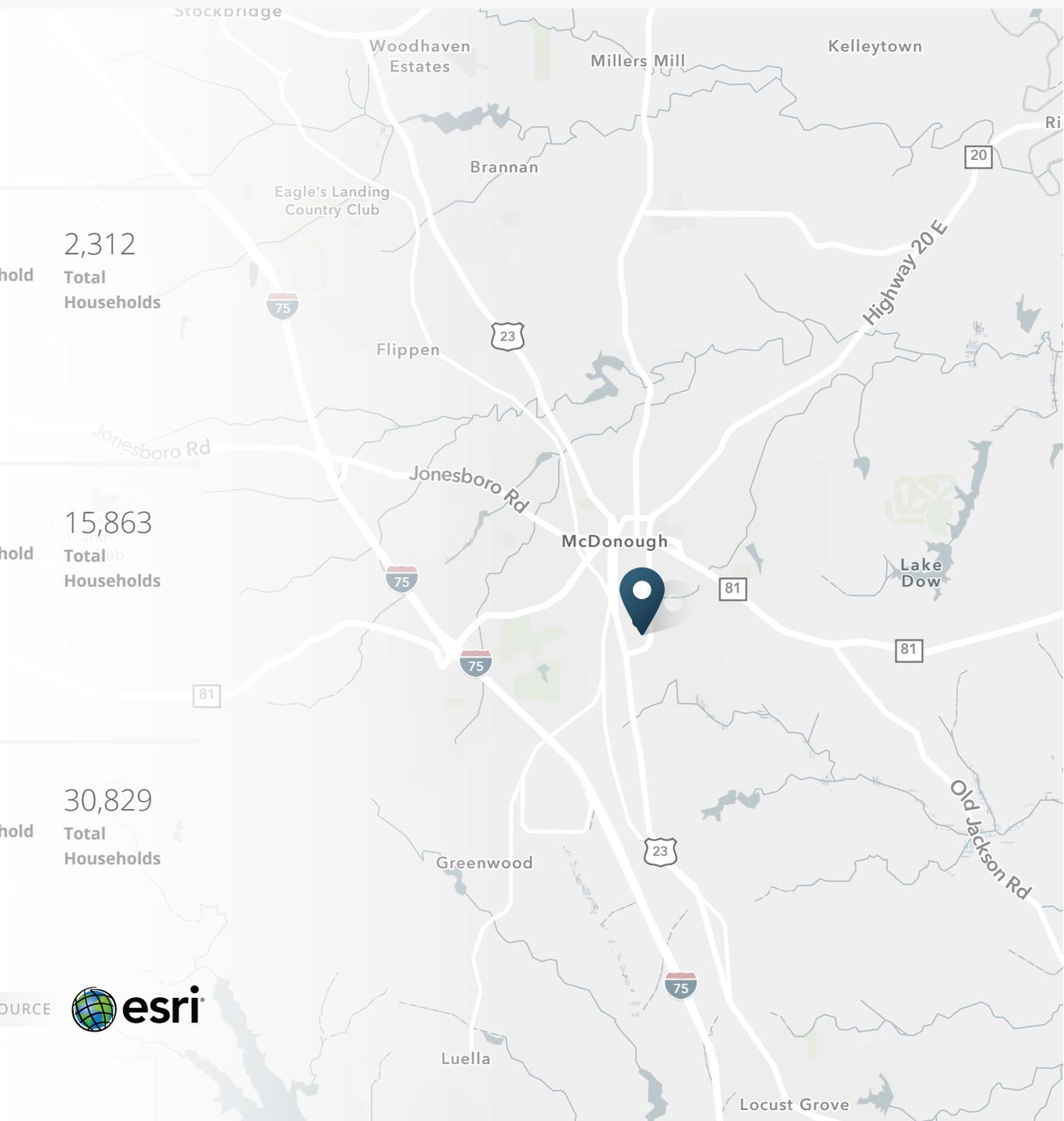
6,109 Population	7,559 Total Daytime Population	\$72,640 Average Household Income	2,312 Total Households
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### 3 MILES

43,739 Population	47,505 Total Daytime Population	\$93,793 Average Household Income	15,863 Total Households
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### 5 MILES

87,305 Population	88,393 Total Daytime Population	\$104,690 Average Household Income	30,829 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



## MARKET OVERVIEW

### RATES

Vacancy Rate	8.7%
Availability Rate	12%
Market Cap Rate	10.5%

### Market Highlights

- Local attractions include Heritage Park Veterans Museum, Southern Belle Farm, and Peachtree Peddlers Antique Mall
- Henry County has historical roots and contributed land to 8 other counties
- Industrial vacancy in the South Clayton/Henry County sub market is 8.7%, just above the 10-year average
- Market remains strong, with steady tenant demand and active leasing
- The area offers some of the most affordable industrial rents in metro Atlanta, averaging \$7.40/SF
- Rents have grown 4.7% YoY, in line with the metro average of 4.4%
- Industrial development remains active, with millions of square feet delivered and more under construction
- The market is driven by large distribution centers and strong logistics

## DEMOGRAPHIC HIGHLIGHTS

*City of McDonough, GA*



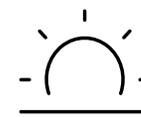
31,683

POPULATION



11,579

HOUSEHOLDS



36,192

DAYTIME POPULATION

# 2727 Commerce Place

McDonough, GA | 30253





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