

FOR SALE

3707 Jodeco Rd
Mcdonough, GA 30253

For More Information: Stephen Lovett

770.297.4807 | slovett@nortoncommercial.com



Norton Commercial
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

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OFFERING SUMMARY

Sale Price: \$1,075,000

Lot Size: 4.68 Acres

Year Built: 1958

Building Size: 16,144 SF

PROPERTY OVERVIEW

This exceptional church property in McDonough offers a versatile campus with four buildings totaling 16,144 square feet on 4.68 acres. The main church building, built in 1958, features a 2,030-square-foot sanctuary accommodating approximately 200 people, along with multiple classrooms, offices, and storage across three floors. A modern fellowship hall, constructed in 2002, boasts a spacious 3,400-square-foot open area with soaring ceilings, a large commercial kitchen, and additional storage. The front office/preschool building, built in 1965, includes six classrooms/offices, a kitchen, and 1.5 bathrooms -- perfect for Sunday school or community programs. Completing the property is a charming back parsonage house, built in 1963, offering 3 bedrooms, 2.5 bathrooms, a full kitchen, living and dining areas, an unfinished basement, and an attached garage. With approximately 100 parking spaces, this property is ideal for a growing congregation, community center, or educational facility, offering both versatility and practicality.

LOCATION OVERVIEW

Strategically located in Henry County, this property sits just 1.5 miles from I-75 at Exit 222 (Jodeco Rd/Flippen), providing excellent accessibility for visitors and members. The surrounding area is experiencing significant growth, with new commercial developments including Costco, Sprouts Market, and a variety of retail and residential communities. McDonough's thriving community offers a blend of suburban charm and modern conveniences.

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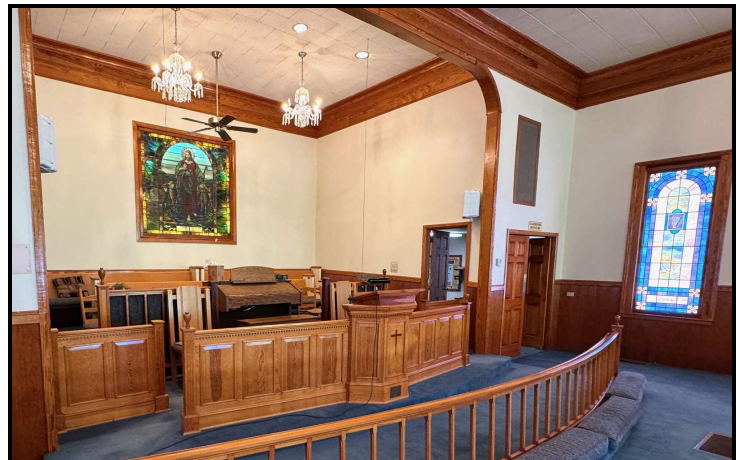
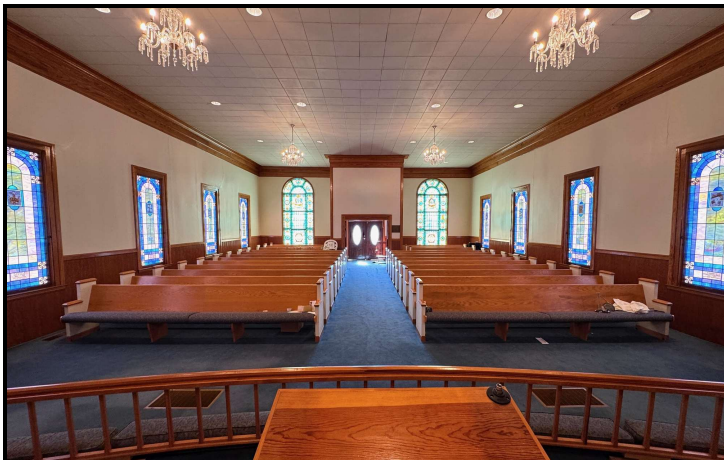
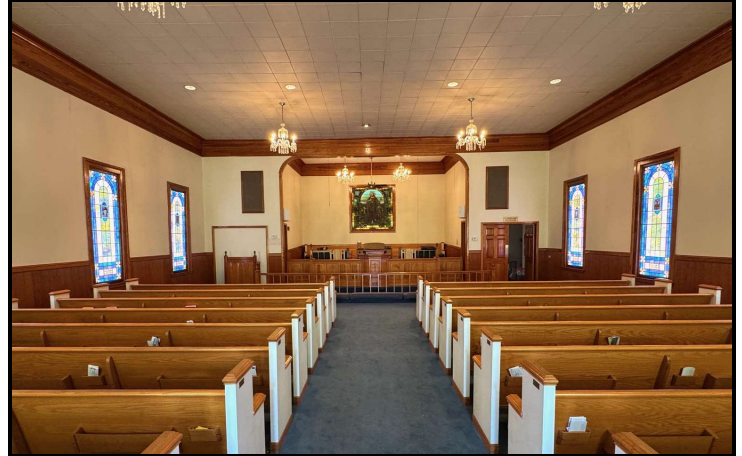
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ADDITIONAL PHOTOS

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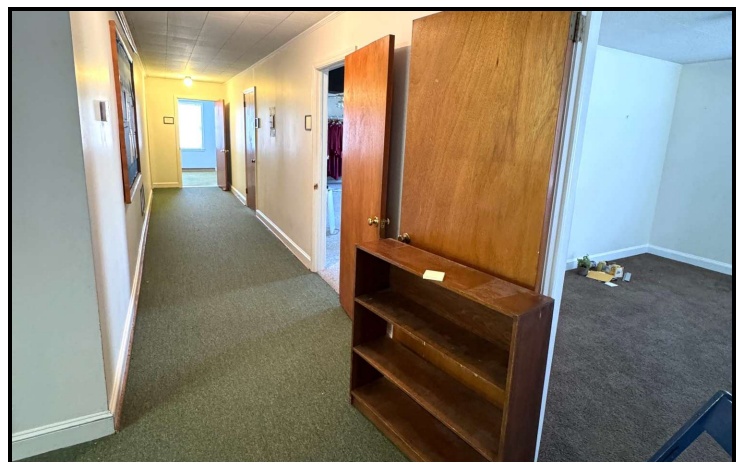
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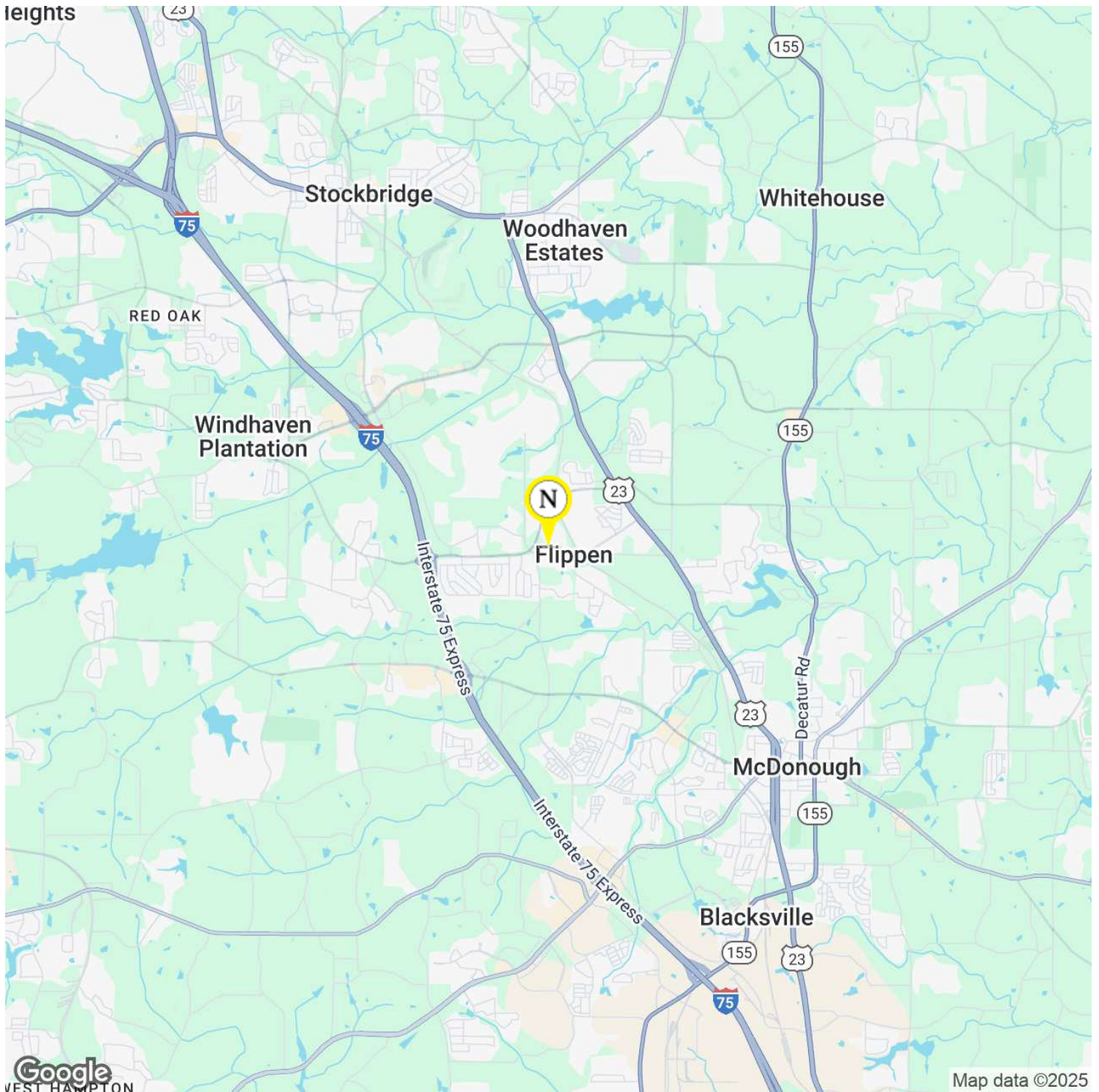
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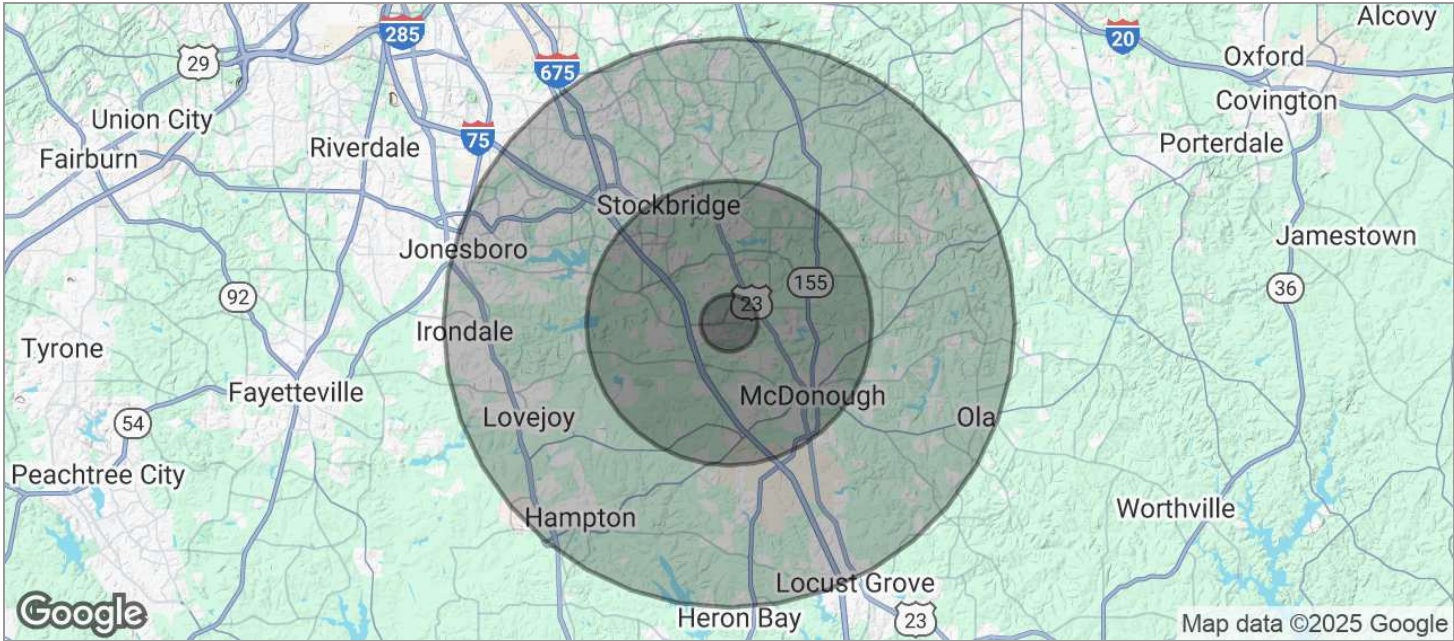
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,430	100,387	330,862
MEDIAN AGE	39	39	39
MEDIAN AGE (MALE)	37	37	38
MEDIAN AGE (FEMALE)	40	40	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,818	35,932	114,735
# OF PERSONS PER HH	3	2.8	2.9
AVERAGE HH INCOME	\$111,303	\$94,772	\$93,555
AVERAGE HOUSE VALUE	\$360,935	\$295,958	\$285,830

* Demographic data derived from 2020 ACS - US Census