

# OFFERING MEMORANDUM



## 1321 Jonesboro Road McDonough, GA

- ❑ 1,434' Total Road Frontage
- ❑ < Half Mile from I-75
- ❑ Zoned C-3
- ❑ Approx. 28k VPD



BRENT FISHER

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# EXECUTIVE SUMMARY

1321 JONESBORO ROAD, MCDONOUGH, GEORGIA 30253  
**10+ Acres Commercial Land**

## INVESTMENT OFFERING HIGHLIGHTS

10.4 ACRE tract of land zoned C-3 located just a half mile from I-75. This real estate investment parcel is surrounded by newly constructed neighborhoods and national retailers .

This prime location is a high-traffic area on the corner of Jonesboro Road and N Bridges Road. 896 feet of Jonesboro Road frontage and 538 feet of N Bridges Road frontage.



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# Area Businesses



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# TRAFFIC

## TRAFFIC VOLUME

| Collection Street | Cross Street     | Traffic Volume | Count Year | Distance from Property |
|-------------------|------------------|----------------|------------|------------------------|
| Jonesboro Rd      | Glenshire Dr E   | 28,137         | 2022       | 0.08 mi                |
| Jonesboro Road    | Glenshire Dr E   | 27,189         | 2020       | 0.08 mi                |
| Mount Carmel Rd   | Jonesboro Rd NE  | 3,699          | 2022       | 0.24 mi                |
| Mount Carmel Road | Jonesboro Rd NE  | 3,788          | 2020       | 0.24 mi                |
| Jonesboro Rd      | Foster Dr W      | 15,750         | 2022       | 0.32 mi                |
| Not Available     | Not Available No | 12,609         | 2020       | 0.73 mi                |
| Foster Drive      | Odom Rd NE       | 2,554          | 2022       | 0.73 mi                |
| Mill Road         | Windward Hills S | 8,947          | 2022       | 0.81 mi                |
| Oak Grove Rd      | Foster Dr N      | 4,786          | 2022       | 0.99 mi                |
| Oak Grove Road    | Foster Dr N      | 4,821          | 2020       | 0.99 mi                |



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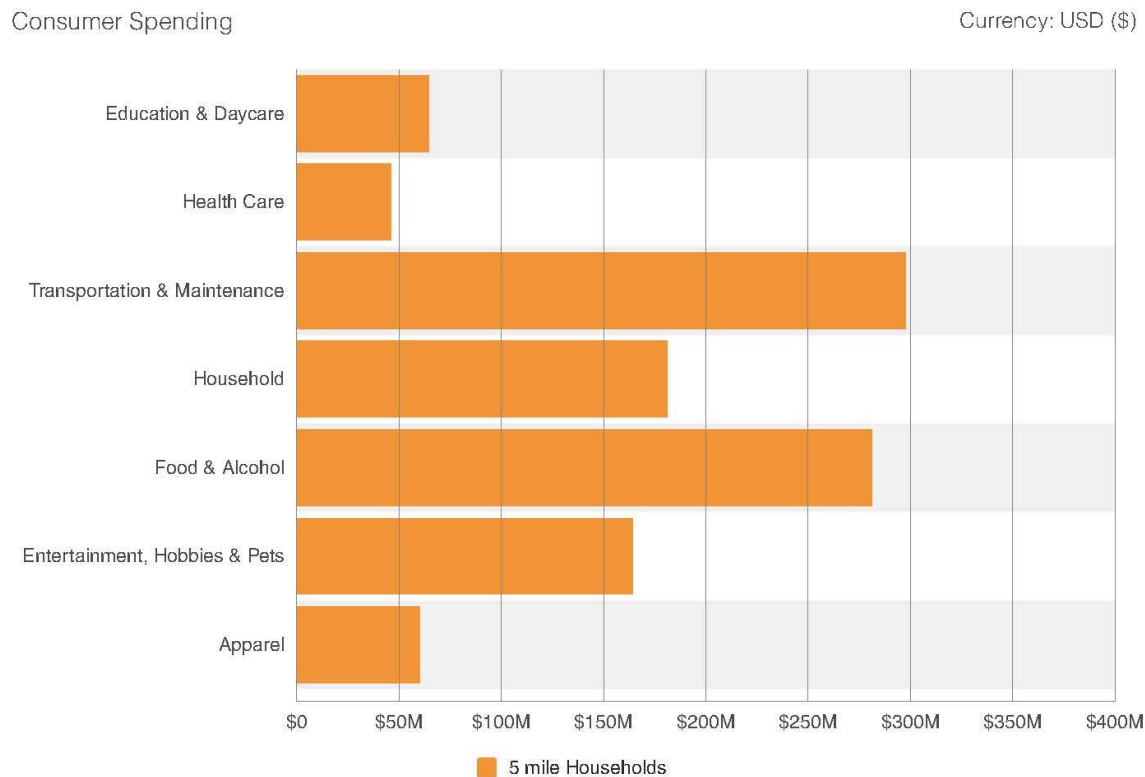
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# Consumer Spending



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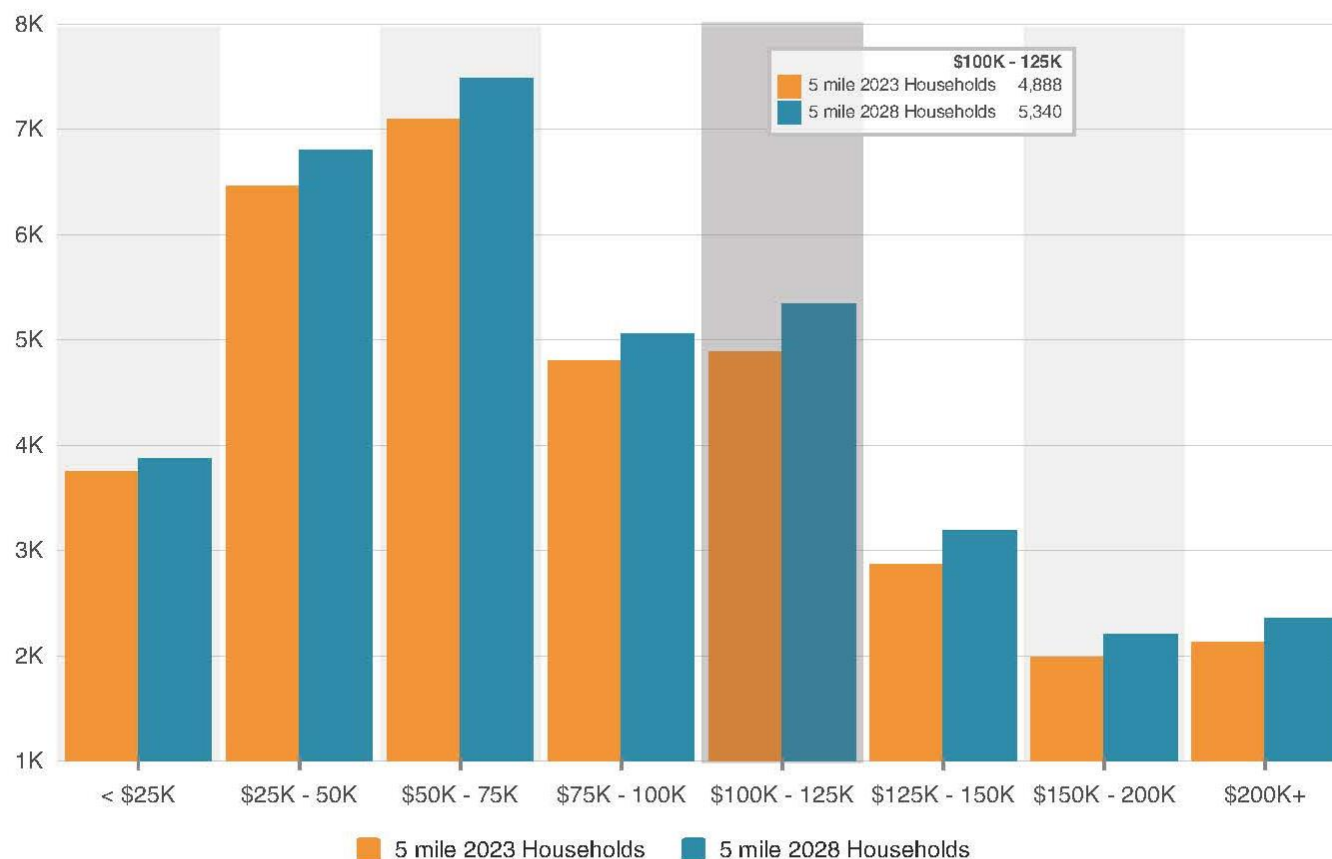
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# Household Income

Household Income

Currency: USD (\$)



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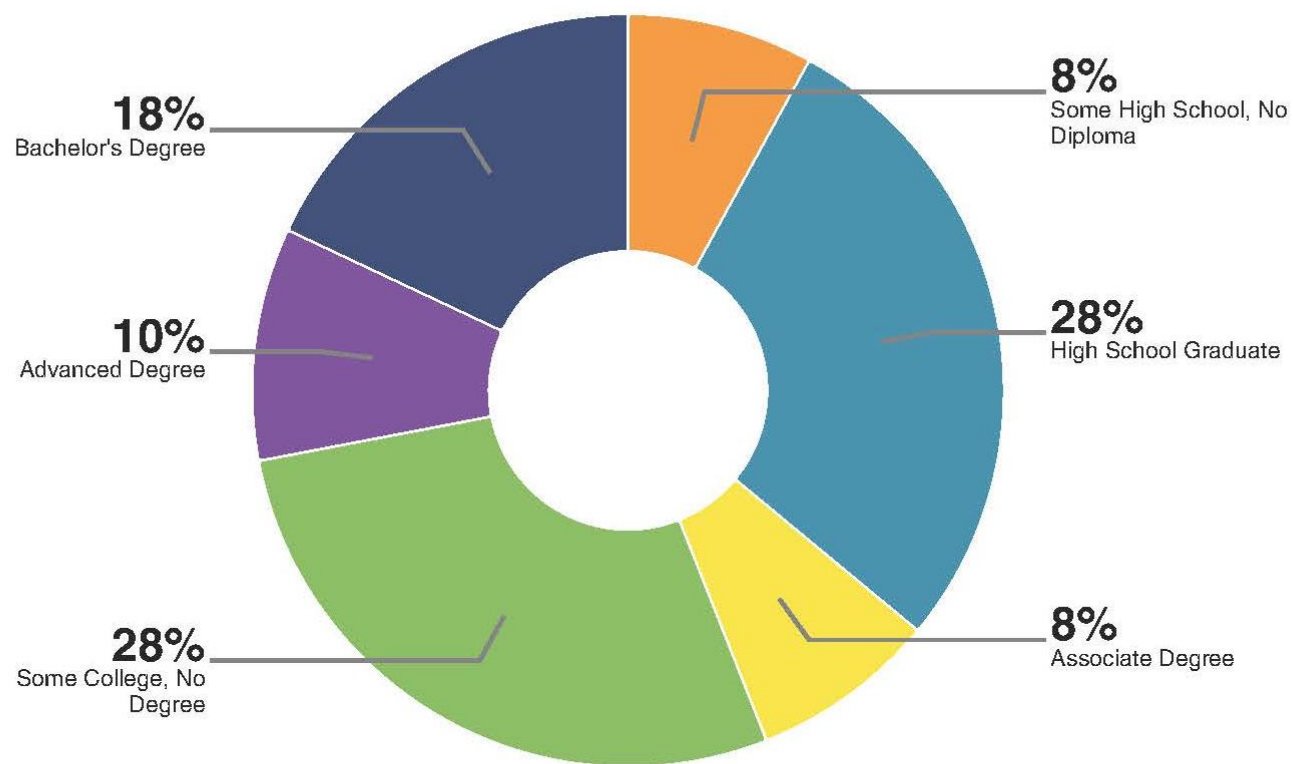
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# Educational Attainment



5 mile 2023 % of Population



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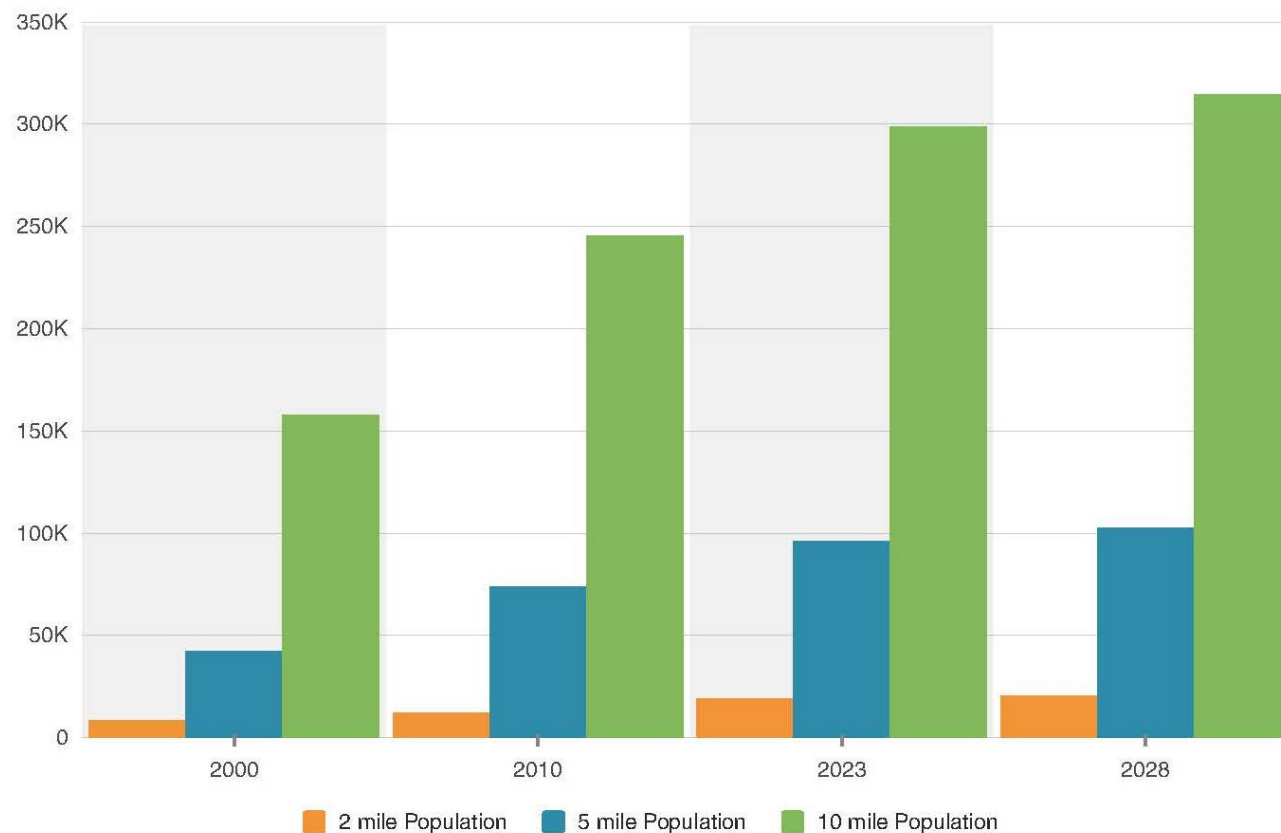
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# Population Changes



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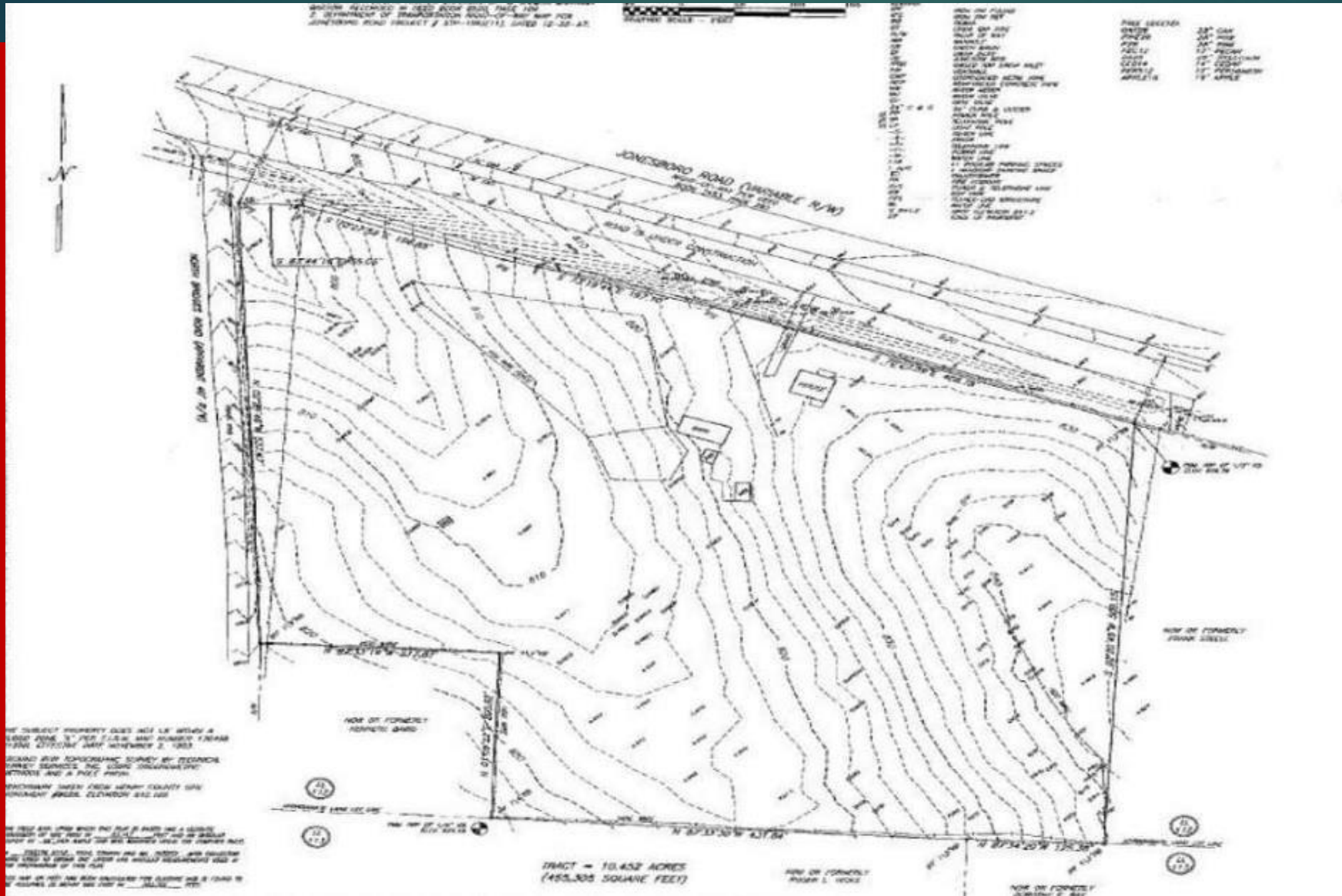
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# Topographical Map



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# Sewer Line Map



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# Disclaimer

HomeSmart International, dba HSI Commercial has made every effort to obtain the information regarding these listings from sources deemed reliable. The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation, or service. The user of this data should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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