



# 1.7 ACRES / ZONED C2 / I-75 EXPOSURE / REDEVELOPMENT

725 INDUSTRIAL BOULEVARD  
MCDONOUGH, GA 30253

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# Property Summary



## OFFERING SUMMARY

Sale Price: \$595,000

Lot Size: 1.7 Acres

Zoning: C-2

## PROPERTY OVERVIEW

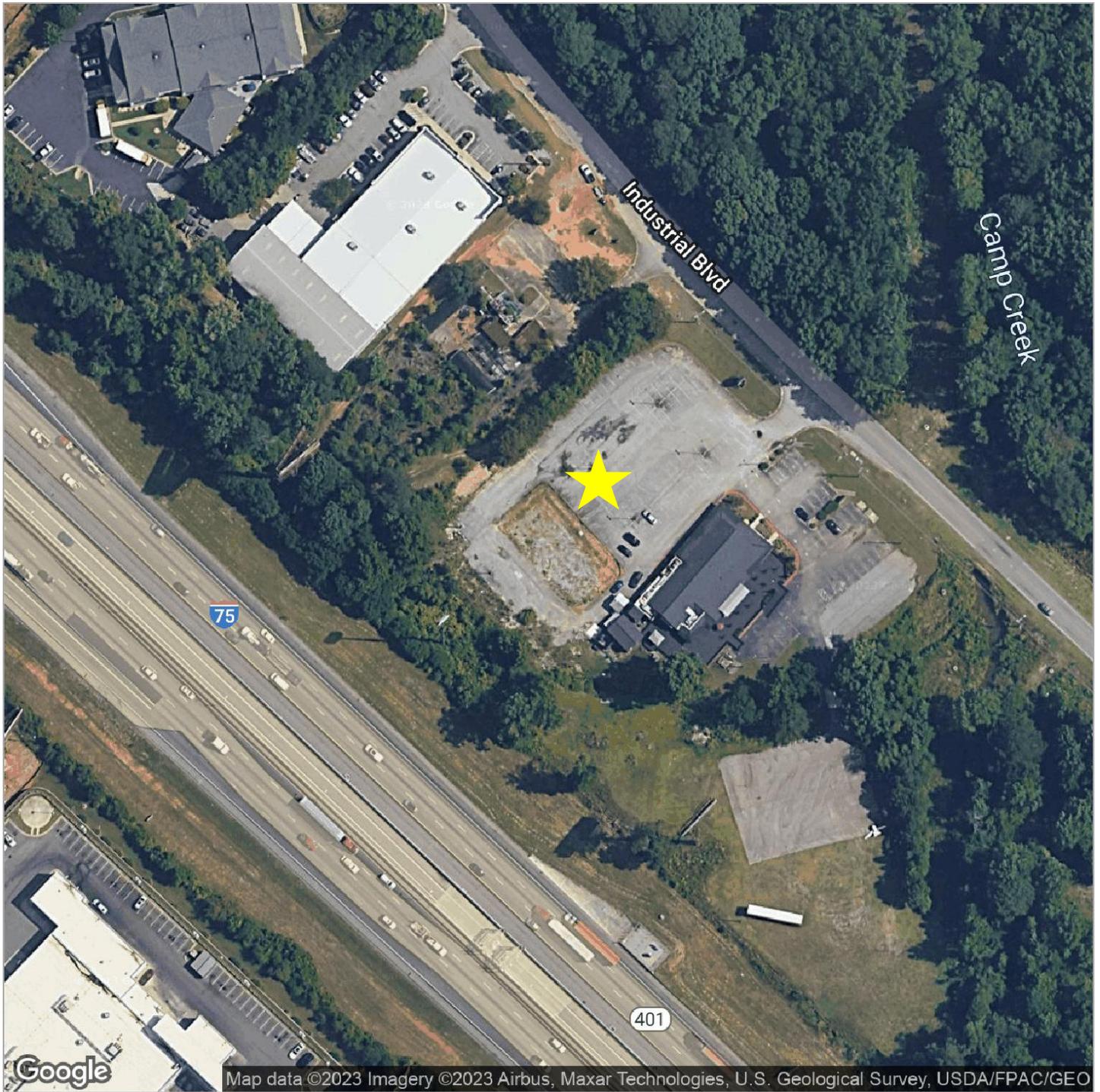
For sale is a well located 1.7 acre parcel with 165 feet of frontage visible from I-75 with a 120,000+ daily traffic count. The C-2 zoning (central commercial district) is diverse, allowing all uses permitted under C-1 plus C-2 zoning. The site is adjacent to a flood plain and an engineer should confirm proposed construction is outside of the flood plain. There is an existing pylon sign visible from both directions on I-75.

Located in McDonough, the Henry County seat, Industrial Boulevard runs parallel to I-75 on exit 216 (Hwy 155 S) and exit 218 (Hwy 20/81).

## PROPERTY HIGHLIGHTS

- 1.7 acre redevelopment site
- Adjacent to I-75 / 120,000+ traffic count
- C-2 zoning diverse uses
- I-75 pylon sign visible in both directions

# Aerial



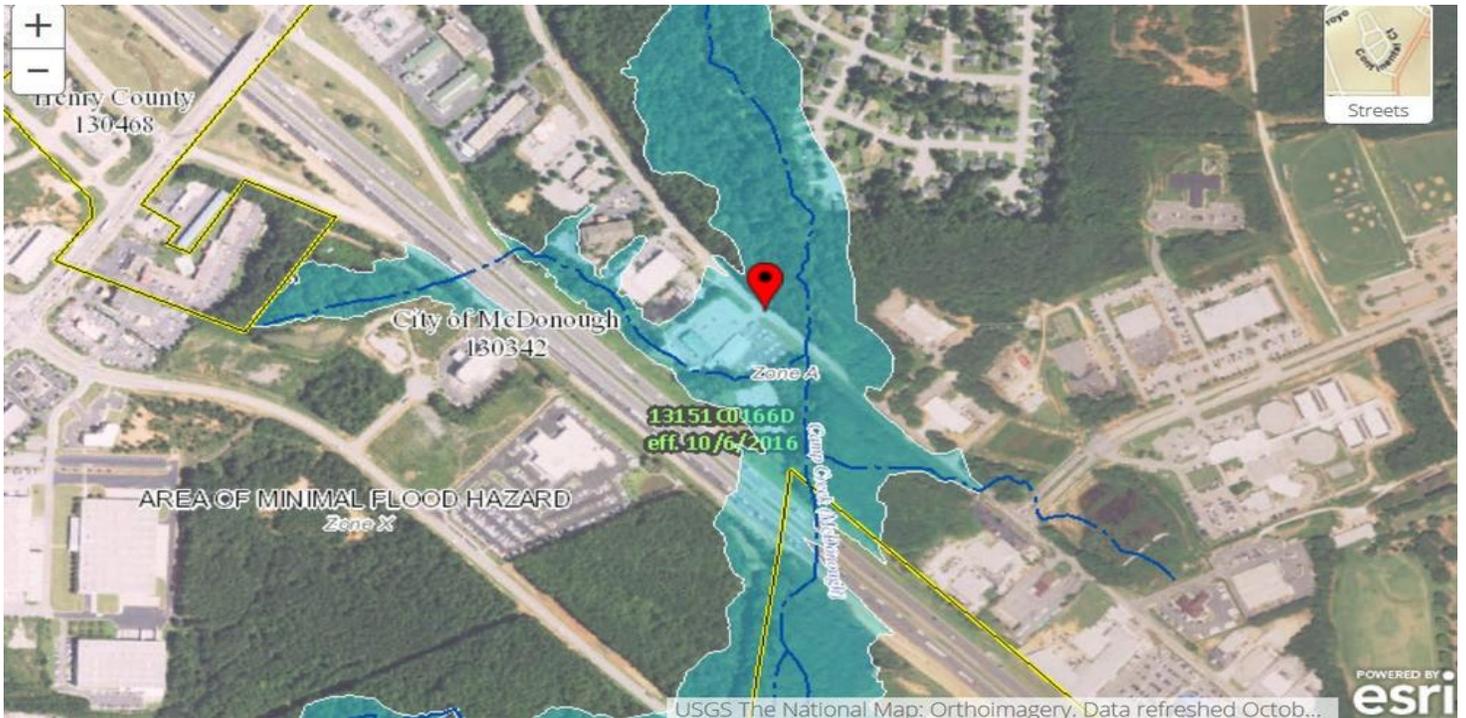
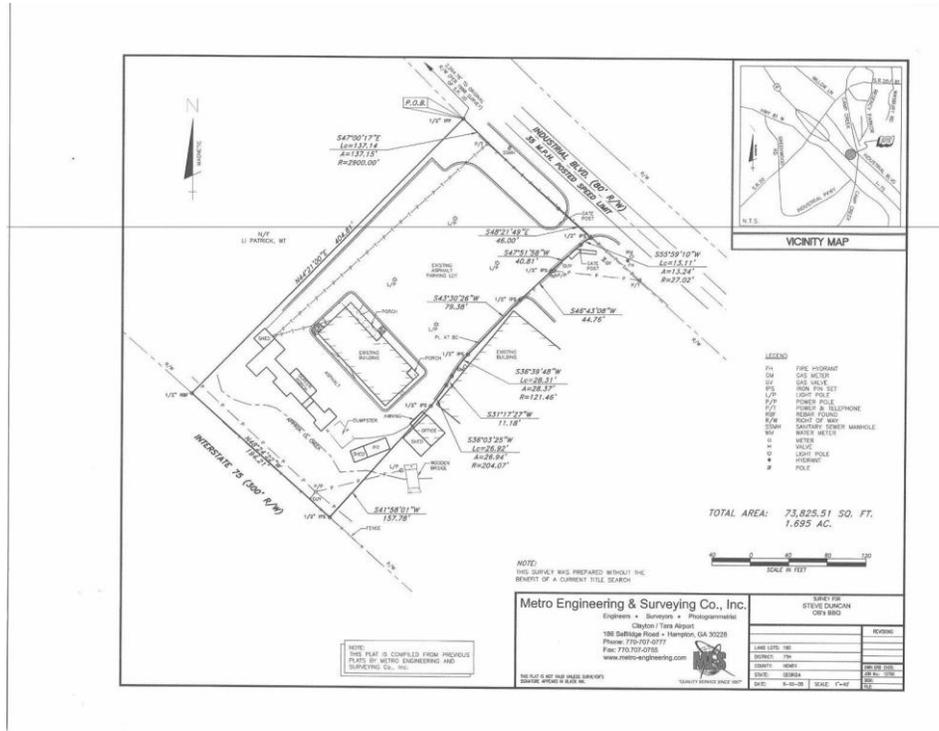
# Street View Including I-75 Pylon Sign



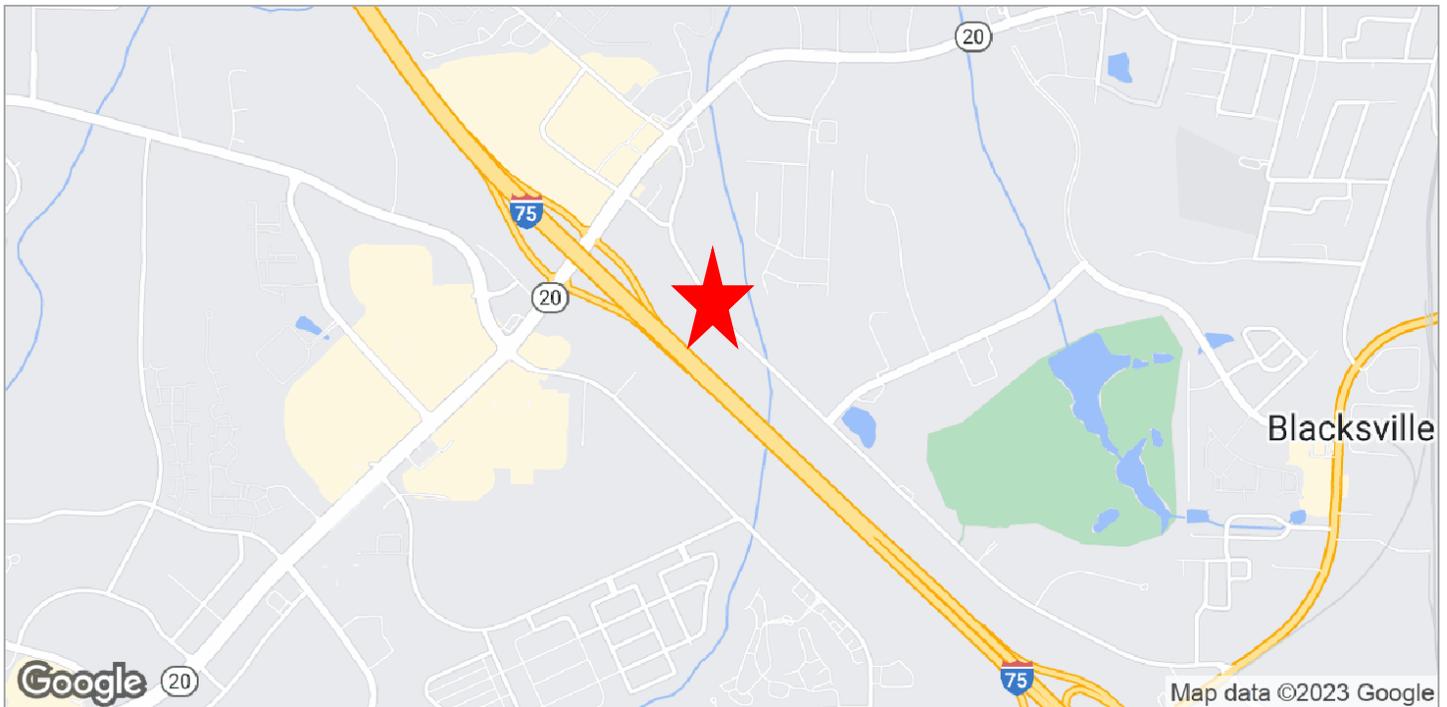
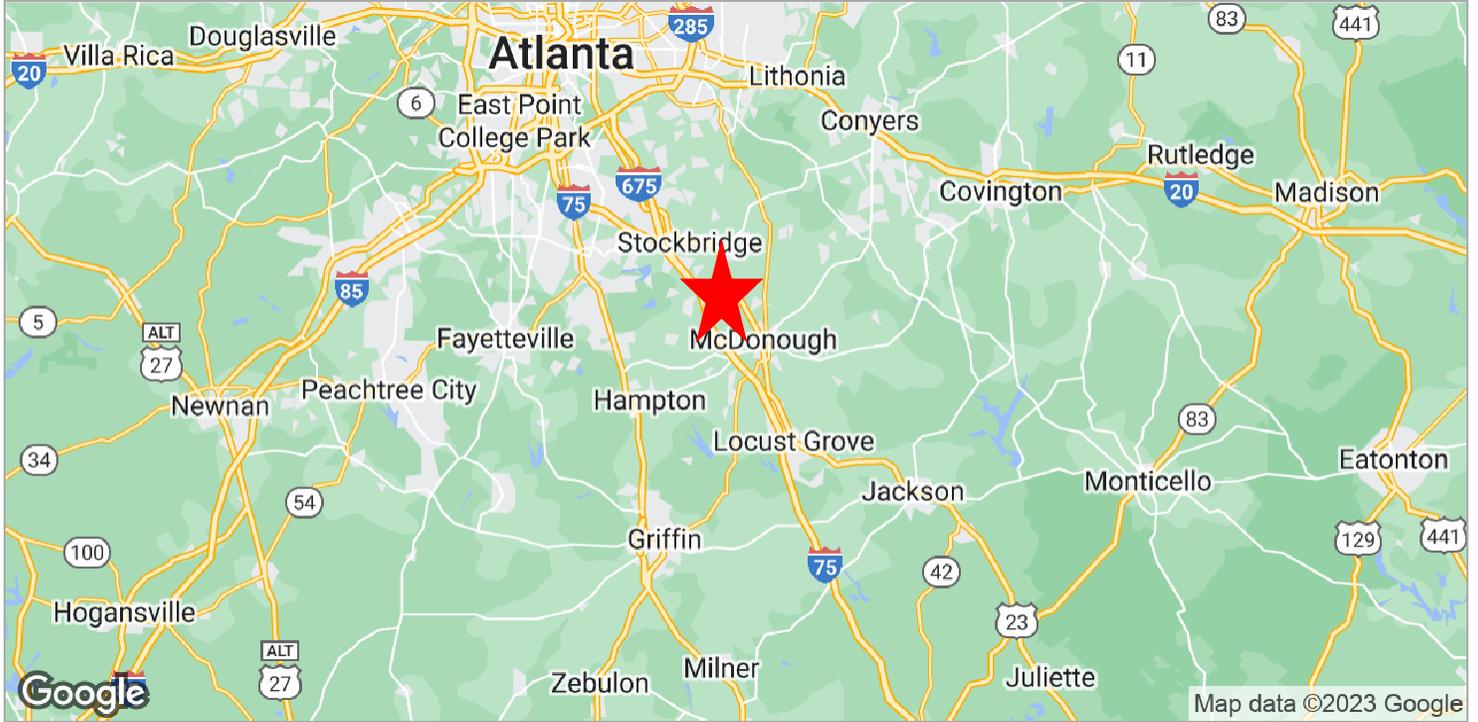
# I-75 Pylon Sign Visible In Both Directions



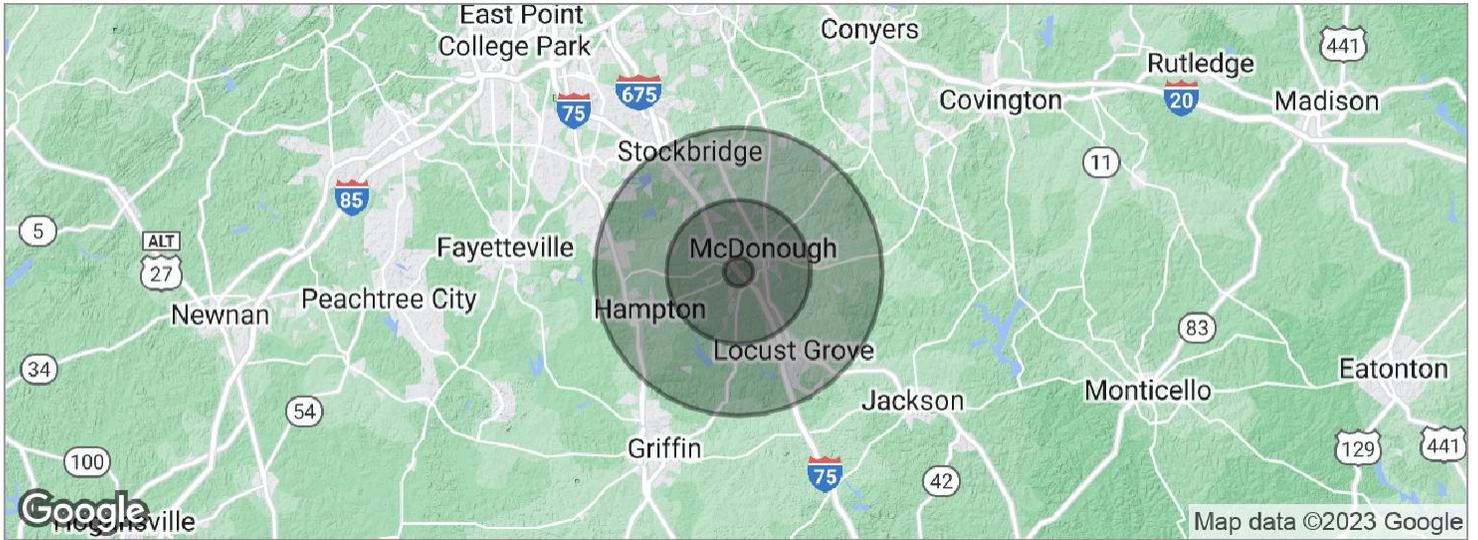
# Survey & Flood Plain Map



# Location Maps



# Demographics Map



## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,063	56,780	177,989
Median age	31.2	32.7	34.3
Median age (Male)	30.9	31.1	33.4
Median age (Female)	31.4	33.8	35.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	680	19,603	61,403
# of persons per HH	3.0	2.9	2.9
Average HH income	\$67,858	\$67,071	\$72,392
Average house value	\$204,361	\$207,335	\$206,747

\* Demographic data derived from 2020 ACS - US Census

# Advisor Bio



## MATT LEVIN, CCIM

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### PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Prior to joining Crye-Leike, Matt was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estate's highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matt is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 30 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

#### CRYE- LEIKE COMMERCIAL

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