

target

ROSS
Dress For Less

Michaels

belk

Marshalls

pops shelves

DOLLAR TREE

Aaron's

HomeGoods

Starbucks

PETSMART

verizon

OLD NAVY

BAM!

CVS pharmacy

GNC

SALLY BEAUTY

RED LOBSTER

SIERRA

Bath & Body Works

FAMOUS
Footwear

GameStop

ASHLEY

F/S

rue21

TRUST

MEN'S WEARHOUSE

SUBWAY

HIBBETT

LANE BRYANT

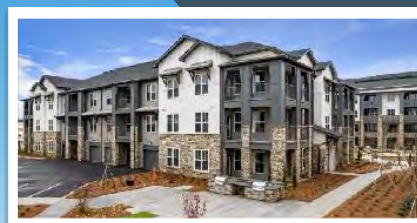
LA FITNESS

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

MINUTE MAID
FRESH FRUIT

gerber
OCTOBER & SEASIDE

NoGize
Lifestyle



**Tapestry
Overbrook**
260 APARTMENTS

PRIME RETAIL DEVELOPMENT

**FOR SALE
TOGETHER OR
SEPARATELY**

3 PROPERTIES AVAILABLE

Tract A +/- 18 acres
Tract B +/- 13 acres
Tract C/D +/- 11 acres

Atlanta

SITE PLAN - PROPERTY LAYOUT

**AVAILABLE
FOR SALE**
PARCEL A
±18.17 TOTAL ACRES

 **Jonesboro Rd**
36,300 VPD

The infographic is divided into two sections. The left section features a white house icon with a dollar sign inside a circle next to it, set against a blue background. Below this, the text reads '\$89,778' in large white font, followed by 'MED HH INCOME IN' and '5 MILE RADIUS' in smaller white font. The right section features a white icon of a line of cars, also on a blue background. Below this, the text reads '166,000' in large white font, followed by 'VPD ON NEARBY' and 'INTERSTATE I-75' in smaller white font.

Category	Value
Med HH Income in 5 Mile Radius	\$89,778
VPD on Nearby Interstate I-75	166,000

**AVAILABLE
FOR SALE
PARCELS B,C & D
±24.05 TOTAL ACRES**

 **N. Bridges Rd**
± 5,000 VPD

**MAJOR MARKET
TRAFFIC DRIVERS**
RETAIL NODE: 5380 McDonough

11.9M
YEARLY VISITORS

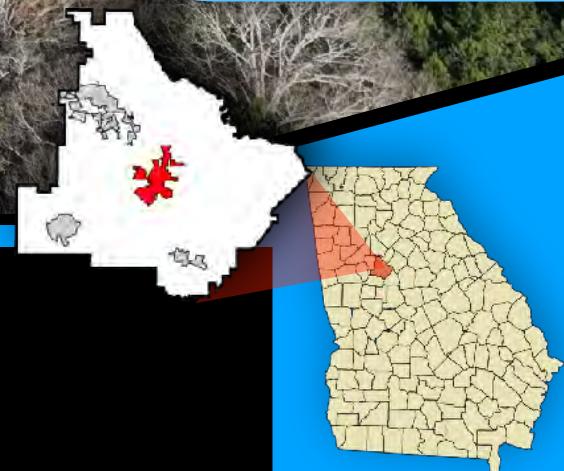
NORTH BRIDGES TOWNHOMES

PHASE I - Townhomes 20.63AC - 210 Units
PHASE II - Townhomes 23.84AC - 161 Units
PHASE III - Multifamily Retail 10.39AC - 350 Units

MAIN + MAIN HENRY COUNTRY
JONESBORO ROAD - McDONOUGH, GA
110 Commercial Dr., McDonough, GA 30253



ATLANTA LEASING & INVESTMENT



HOME	
MARKET OVERVIEW	
AREA HIGHLIGHTS	
LOCATION	
SURROUNDING RETAIL	
MARKET AERIAL	A2
PROPERTY AERIAL	
SITE PLAN	
DEVELOPMENT PLAN	
DEMOGRAPHIC PROFILE	
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CONTACTS	
PREVIOUS	NEXT

PROPRTY DESCRIPTION

The property consists of three parcels totaling approximately 42 acres (**Parcel A: 18 acres; Parcel B: 13 acres; Parcel C/D: 11 acres**) located between the signalized, hard-corner intersection of Jonesboro Road ($\pm 36,300$ VPD) and Interstate 75 ($\pm 166,000$ VPD) and the corner (median break) of Jonesboro Road and North Bridges Road (newly paved southbound connector to Mt. Carmel Road). The site benefits from immediate proximity to I-75 on/off ramps and sits directly across the interstate from McDonough Marketplace, a regional retail center anchored by Walmart Supercenter and Lowe's. According to Placer.ai, McDonough Marketplace attracts more than 4.9 million visitors annually.

The surrounding trade area demonstrates strong retail performance and national tenant concentration. Chick-fil-A locations within the McDonough trade area average approximately 698,000 annual visits, reflecting strong brand affinity across the Atlanta MSA. Major national and credit tenants in the area include Walmart, Lowe's, Hobby Lobby, Five Below, Kohl's, Office Depot, Burlington, Starbucks, McDonald's, Taco Bell, Wendy's, Popeyes, Zaxby's, and Cracker Barrel. These retailers are supported by more than 256,000 residents within a 10-mile radius, with an average household income of approximately \$100,000. The Atlanta MSA is currently the third-fastest-growing metropolitan area in the United States and serves as the economic hub of the Southeast.

The property is also well positioned near established and emerging retail destinations, including Henry Town Center(Home Depot, Target, Belk, HomeGoods, Michaels, Old Navy) and Henry Marketplace (Floor & Décor, Sam's Club, Dick's Sporting Goods, McDonald's, Chick-fil-A, and hotels).

McDonough, GA

McDonough, the county seat of Henry County, is one of the fastest-growing markets in the Atlanta metro, supported by strong demographics and active development. As of 2026, the city's population is approximately 32,800 and continues to grow as Metro Atlanta expands

south. Median household income exceeds \$90,000, while average household income within one mile of the property is over \$102,000, with population growth projected at more than 6% annually.

Infrastructure investment is reinforcing this growth. The \$54 million Western Parallel Connector, a new four-lane roadway linking Hudson Bridge, Jodeco, and Jonesboro Roads, is under construction and expected to deliver in late 2026, with additional improvements planned along the McDonough Parkway.

MARKET OVERVIEW

OUTPARCEL TO MCDONOUGH MARKETPLACE - 4.7M VISITORS ANNUALLY ACCORDING TO PLACER.AI

- Strategically positioned in a dynamic regional trade area that draws population from a 15-mile radius (557,769 residents)
- Shopping center is anchored by Walmart Supercenter (2.3M annual visitors) and Lowe's (759.5k annual visitors)

HIGHWAY 20 - PRIME MARKET POSITIONING ON MCDONOUGH'S MAIN CORRIDOR

- Top performing @SR corridor in the Atlanta market with national users including: McDonalds, Taco Bell, Wendy's, Zaxby's, Popeyes, Arby's, Burger King, KFC, Culver's, Cook Out, Freddy's, Del Taco, etc
- Located on the main artery connecting McDonough's fastest-growing residential areas east of I-75, the property is perfectly positioned to capture commuter traffic heading to work

INTERSTATE 75 (+166,000 VPD) - IDEALLY SITUATED OFF THE MAJOR NORTH - SOUTH CORRIDOR RUNNING FROM MICHIGAN TO FLORIDA

- Access to major interstate corridor with easy access to downtown Atlanta makes the local market an industrial & distribution hub with 8.8M SF of Industrial within a 5-mile radius of the subject property
- More than 33 hotels located within a 5-mile radius of subject property due to expanding commercial sectors in the
- McDonough is a high-growth market averaging 3% annual growth over the last decade with this number projected to increase moving forward

SIGNALIZED HARD CORNER LOCATION / LARGE 42 ACRE PARCEL ($\pm 36,300$ VPD)

- Largest undeveloped Interstate adjacent retail assemblage in Henry County
- Ease of access and convenience for customers
- Excellent visibility with multiple access points
- Large parcel minimizes potential traffic congestion

HARTSFIELD-JACKSON AIRPORT (ATL)



DOWNTOWN ATLANTA, GA



INTERSTATE 75



PIEDMONT HENRY HOSPITAL



NEW DEVELOPMENTS



HOME	
MARKET OVERVIEW	
AREA HIGHLIGHTS	
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CLOSE PROXIMITY
TO HOUSEHOLDS &
SCHOOLS



STRONG CAR
TRAFFIC



RETAIL CENTER
OF GRAVITY



HIGH DENSITY
POPULATION



RETAIL CENTER OF
GRAVITY CLOSE
PROXIMATION



GREAT ACCESS
To I-75



ALL UTILITIES
AVAILABLE



LOCATED NEAR
EMPLOYMENT
OPPORTUNITIES



SURROUNDING RETAILERS & BUSINESSES



RESURGENS[®]
ORTHOPAEDICS

LA FITNESS

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



Bojangles

City BARBEQUE

RaceTrac



DUNKIN'



LOCATED NEAR BY



TRAFFIC COUNTS



I-75
166,000 VPD



JONESBORO RD
36,000 VPD

EXIT 221

I-75 Exit Ramp

AREA HIGHLIGHTS

- Extremely **high Daytime Employment 72,045 Employees** in a 5 Mile Radius
- Being located on a prominent road like Jonesboro Road provides **high visibility** and exposure for businesses.
- Located Near Interstate 75 with Traffic Counts Exceeding 166,000 Cars Per Day | I-75 is a Major Highway that Connects Miami to Detroit.
- Close proximity** to residential developments, schools, parks, and venues draws high volume of potential customers. Adjacent to I-75 with 166,000 VPD.
- McDonough boasts a **diverse** real estate market, offering a wide range of housing options to suit various preferences and budgets.
- Strong Retail Trade Area:** Nearby regional/national tenants include Walmart, Lowe's Hobby Lobby, Five Below, Kohl's, Office Depot, Burlington, Starbucks, McDonald's, Taco Bell, Wendy's, Popeye's, Zaxby's, and Cracker Barrel and several Hotels.
- High Traffic, Hard Corner Signalized Intersection:** Over 36,000 daily commuters at the intersection of along Jonesboro Road providing a strong customer base of people.
- Dense, Affluent Demographics:** Approximately 101,434 residents with average household incomes of more than \$106,417 within a 5-mile radius
- High Growth Location:** 11.0% increase in the number of households within a 1-mile radius since 2010; 2.8% increase expected by 2030.
- Atlanta MSA:** 30 minutes to downtown Atlanta and 15 minutes to Hartsfield-Jackson Atlanta International Airport which is consistently ranked the busiest airport in the world since 1998
 - One of the largest metropolitan areas in Georgia, with nearly 6 million residents
 - 8th largest economy in the U.S., and 17th largest in the world
 - Largest concentration of colleges and universities in the Southeastern U.S.
 - High concentration of Fortune 1000 companies (over 75% are located in the MSA) and corporate headquarters for publicly traded companies in the United States including The Coca-Cola Company, The Home Depot, Delta Airlines, AT&T, Chick-fil-A, UPS, and Newell Rubbermaid

LOCAL DEVELOPMENT NEWS



THE **HENRY**
REPORTER
Sharing Local News Since 2017

HOME	
MARKET OVERVIEW	
AREA HIGHLIGHTS	
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PROPERTY AERIAL	Williamsburg Park
SITE PLAN	
DEVELOPMENT PLAN	
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ATLANTA

29 MILES
ATLANTA

23 MILES
ATLANTA AIRPORT

LOCATION



TOTAL POPULATION | 316,684
10 Miles



\$89,778
MED HH INCOME IN
5 MILE RADIUS



166,000
VPD ON NEARBY
INTERSTATE I-75

I-75
119,000 VPD

SITE

EXIT 221

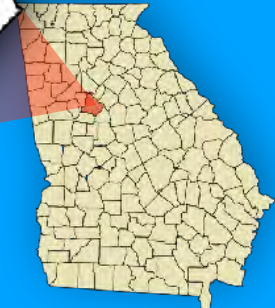
1 MILE

3 MILE

5 MILE

10 MILE

Atlanta
Hartsfield
Jackson
International
Airport



SURROUNDING RETAIL

Atlanta

HOME	
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Argento At The Bridges
306 UNITS

Tessa Jodeco
140 UNITS

CHIPOTLE
FIVE GUYS
Valvoline
Starbucks
Wendy's
Chick-fil-A
T-Mobile
Costco Wholesale

HenryTown Center

Target, Ross Dress for Less, Michaels, Belk, Marshalls, Popshelf, Dollar Tree, Aaron's, HomeGoods, Starbucks, PetSmart, Verizon, Old Navy, BAM!, rue21, TRUist, Lane Bryant, GameStop, Subway, Hibbett Sports, Famous Footwear, Men's Wearhouse, Sierra, Bath & Body Works, CVS Pharmacy, GNC, Sally Beauty, Ashley, F/S, Red Lobster, Burger King, Longhorn Steakhouse, Rainbow, Home Depot, The Home Depot, Race Trac, Exxon, Chevron, Marathon, Flippen

Shoppes at Henry Crossing

LA Fitness, Harbor Freight, Gerber, N-Gize, Mavis Video, Maaco

AVAILABLE FOR SALE
PARCEL A
±18.17 TOTAL ACRES

AVAILABLE FOR SALE
PARCELS B, C & D
±24.05 TOTAL ACRES

Bojangles DUNKIN'
Waffle House

Jonesboro Rd
36,300 VPD

Birch Creek Elementary School
5,000 Students by 2028

Kelly Green Acres
287 Townhomes

I-75
166,000 VPD

Newberry
230 Townhomes

Kelly Green Acres
155 Homes

HenryMarketplace

Best Buy, Dick's Sporting Goods, Floor Decor, Logans Roadhouse, UPS, Olive Garden, Public Storage, Smoothie King, T-Mobile, Arby's, Cheddar's, Fairfield, Massage Luxe, Marble Slab Creamery, AutoZone, Hotworx

Kroger, Synovus, Walgreens, Chase, McDonald's, Precision Tune Auto Care, UPS, Planet Fitness, Goodwill, Pizza Hut, Waffle House, Cato, Dollar Tree, Pep Boys

T-Mobile, Golden Corral, Chick-fil-A, McDonald's, Home2 Suites, La Quinta, Courtyard



MARKET AERIAL

REGAL

Shoppes at Henry Crossing



Tapestry Overbrook
260 APARTMENTS

RESURGENCE
ORTHOPAEDICS



OAK GOAVE VISTA
APARTMENTS
348 APARTMENTS

HOME

MARKET OVERVIEW

AREA HIGHLIGHTS

LOCATION

SURROUNDING RETAIL

MARKET AERIAL

A2

PROPERTY AERIAL

SITE PLAN

DEVELOPMENT PLAN

DEMOGRAPHIC PROFILE

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EXIT 221

sam's club

SKY ZONE

Jonesboro Rd
36,300 VPD

SITE

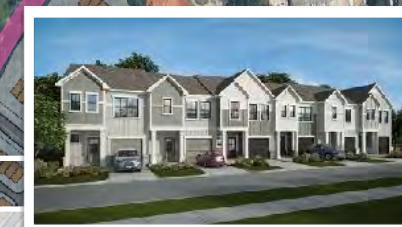
N. Bridges Rd
± 5,000 VPD

Mt. Carmel Rd.
10,000 VPD

AVAILABLE
FOR SALE
PARCELS B,C & D
±24.05 TOTAL ACRES

AVAILABLE
FOR SALE
PARCEL A
±18.17 TOTAL ACRES

I-75
166,000 VPD



NORTH BRIDGES TOWNHOMES
PHASE I - Townhomes 20.63AC - 210 Units
PHASE II - Townhomes 23.84AC - 161 Units
PHASE III - Multifamily Retail 10.39AC - 350 Units

Henry/Marketplace

Crittle Creek

Atlanta

PREVIOUS

NEXT



HOME	75
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MARKET AERIAL

Shoppes at Henry Crossing



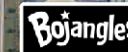
Tapestry Overbrook
260 APARTMENTS

RESURGENS
ORTHOPAEDICS



OAK GOAVE VISTA
APARTMENTS
348 APARTMENTS

EXIT 221



City BARBEQUE

AVAILABLE
FOR SALE
PARCEL A
±18.17 TOTAL ACRES

Jonesboro Rd
36,300 VPD

AVAILABLE
FOR SALE
PARCELS B,C & D
±24.05 TOTAL ACRES

I-75
166,000 VPD



NORTH BRIDGES TOWNHOMES
PHASE I - Townhomes 20.63AC - 210 Units
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PHASE III - Multifamily Retail 10.39AC - 350 Units

Atlanta

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HenryTown Center



Shoppes at Henry Crossing



PROPERTY AERIAL



Tapestry Overbrook
260 APARTMENTS

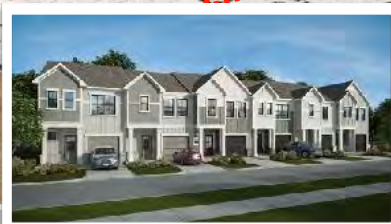


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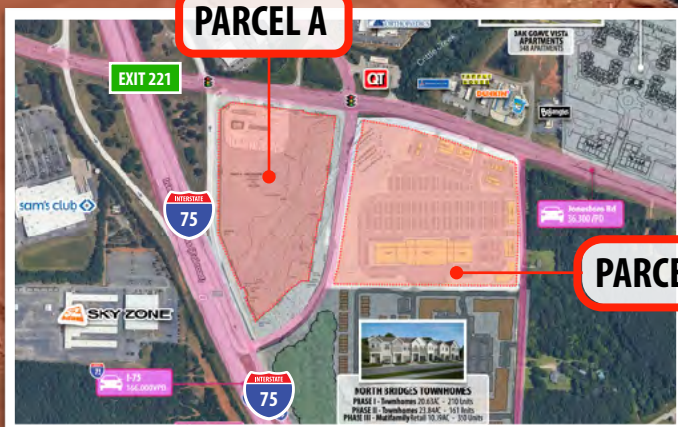
AVAILABLE FOR SALE
PARCEL A
±18.17 TOTAL ACRES

AVAILABLE FOR SALE
PARCELS B,C & D
±24.05 TOTAL ACRES

SITE PLAN - PROPERTY LAYOUT
C2 - RETAIL



NORTH BRIDGES TOWNHOMES
PHASE I - Townhomes 20.63AC - 210 Units
PHASE II - Townhomes 23.84AC - 161 Units
PHASE III - Multifamily Retail 10.39AC - 350 Units



ZOOMED-OUT

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Henry Marketplace



PROPERTY AERIAL

SKY ZONE

I-75
166,000 VPD

sam's club

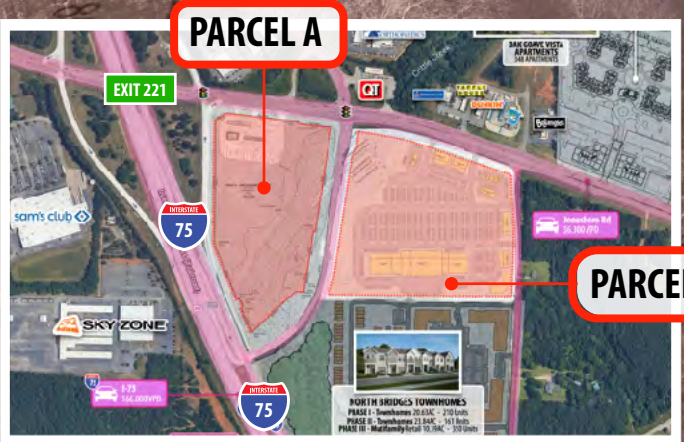


EXIT 221

Atlanta

AVAILABLE
FOR SALE
PARCEL A
±18.17 TOTAL ACRES

Jonesboro Rd
36,300 VPD



ZOOMED-OUT

HOME	
MARKET OVERVIEW	
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SITE PLAN	
DEVELOPMENT PLAN	
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PROPERTY AERIAL

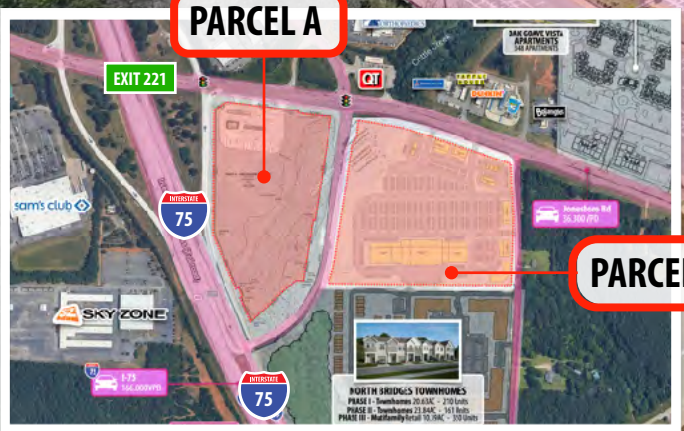


NORTH BRIDGES TOWNHOMES
PHASE I - Townhomes 20.63AC - 210 Units
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PHASE III - Multifamily Retail 10.39AC - 350 Units

**AVAILABLE
FOR SALE**
PARCELS B,C & D
±24.05 TOTAL ACRES

I-75
166,000 VPD

**SITE PLAN - PROPERTY LAYOUT
C2 - RETAIL**



ZOOMED-OUT

Jonesboro Rd
36,300 VPD

**I-75 EXPRESS
LANE RAMP**



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PROPERTY AERIAL

 I-75
166,000 VPD

Henry Marketplace







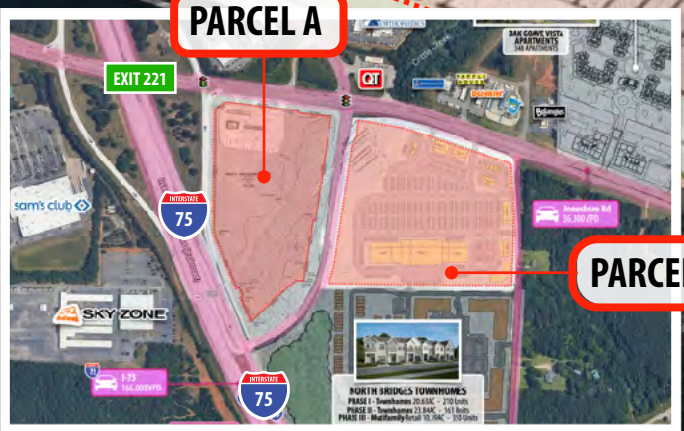


AVAILABLE FOR SALE
PARCEL A
±18.17 TOTAL ACRES

 I-75 EXPRESS
LANE RAMP

AVAILABLE FOR SALE
PARCELS B, C & D
±24.05 TOTAL ACRES

SITE PLAN - PROPERTY LAYOUT
C2 - RETAIL



 Jonesboro Rd
36,300 VPD

HOME

MARKET OVERVIEW

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MARKET AERIAL

A2

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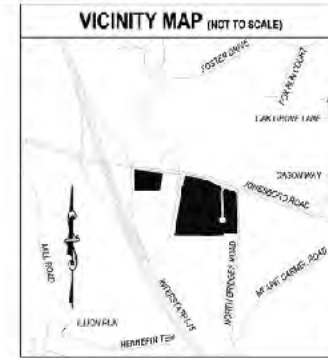
NEXT

SITE PLAN - PROPERTY BOUNDRY AND TOPO

McGARITY INVESTMENTS, LLC

LAND LOTS 111, 112 & 113 OF THE 6TH DISTRICT
HENRY COUNTY, GEORGIA

LOT CURVE TABLE				
CURVE #	FACTOR	RADIUS	CHORD LENGTH	CHORD BEARING
C1	55.02	70.00	36.36	N89°34'50"E
C2	76.36	70.00	12.32	N88°00'27"W
C3	105.59	70.00	36.36	S40°57'32"W
C4	54.54	70.00	36.36	S20°17'29"E



Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development & Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com

TALLAHASSEE • ATLANTA

1950 Kays Ferry Court
McDonough, GA 30253
770.914.9354

PROJECT NAME
CLIENT NAME

MAIN + MAIN HENRY COUNTY
HENRY COUNTY, GEORGIA

McGARITY INVESTMENTS, LLC
328 MELL AVE. BLDG E
ATLANTA, GEORGIA 30307

REVISIONS

DATE 12-5-2025
CONTRACT # ASB07-0002

DRAWN BY TVW-JC

SHEET TITLE
OVERALL TOPOGRAPHIC EXHIBIT

SHEET 1 OF 1

PREVIOUS

NEXT



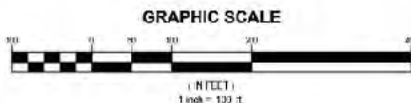
LEGEND

- DB DEEP BORE
- QB PLATFORM
- Q2 PACE
- LA LANT LIT
- QDP LANT LIT FOR 100'
- Q3 RIGID
- Q4 RIGID
- Q5 RIGID
- Q6 RIGID
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AVAILABLE
FOR SALE
PARCEL A
±18.17 TOTAL ACRES

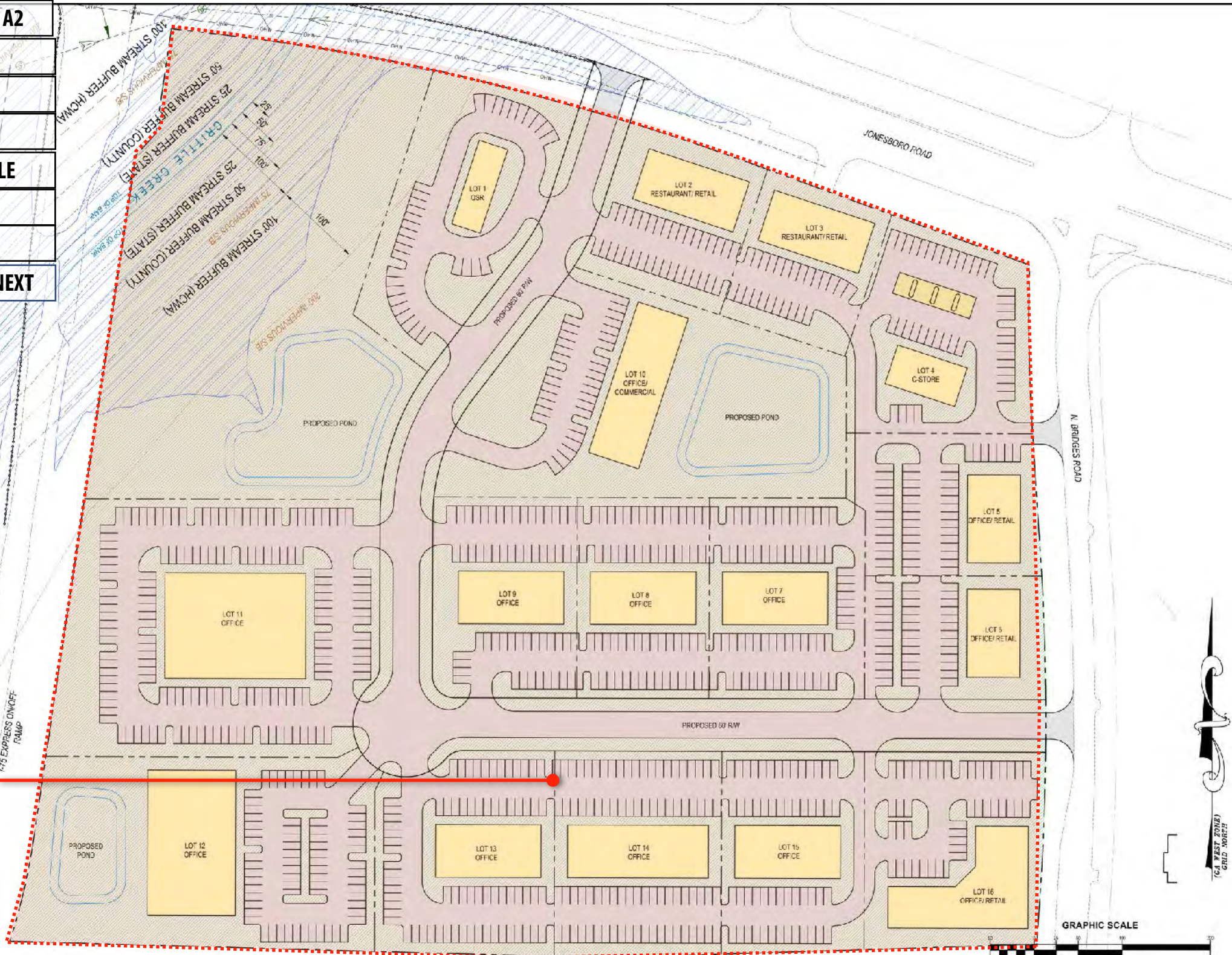
AVAILABLE
FOR SALE
PARCELS B
±12.97 TOTAL ACRES

AVAILABLE
FOR SALE
PARCELS C & D
±11.08 TOTAL ACRES



HOME	
MARKET OVERVIEW	
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SITE PLAN - PROPERTY LAYOUT C1 - OFFICE



**AVAILABLE
FOR SALE**
PARCELS B,C & D
±24.05 TOTAL ACRES



Moore Bass
Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Farming

www.moorebass.com
TALLAHASSEE • ATLANTA

1450 Keys Ferry Court
McDonough, GA 30253
770.514.9334

PROJECT NAME	JONESBORO/ N. BRIDGES ROAD COMMERCIAL
CLIENT NAME	MCGARTY COMMERCIAL PROPERTIES, LLC

REVISIONS	
A3897.0002-BASE-2	
DATE	12/2/25
CONTRACT #	
DRAWN BY	MC

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STATE OF FLORIDA

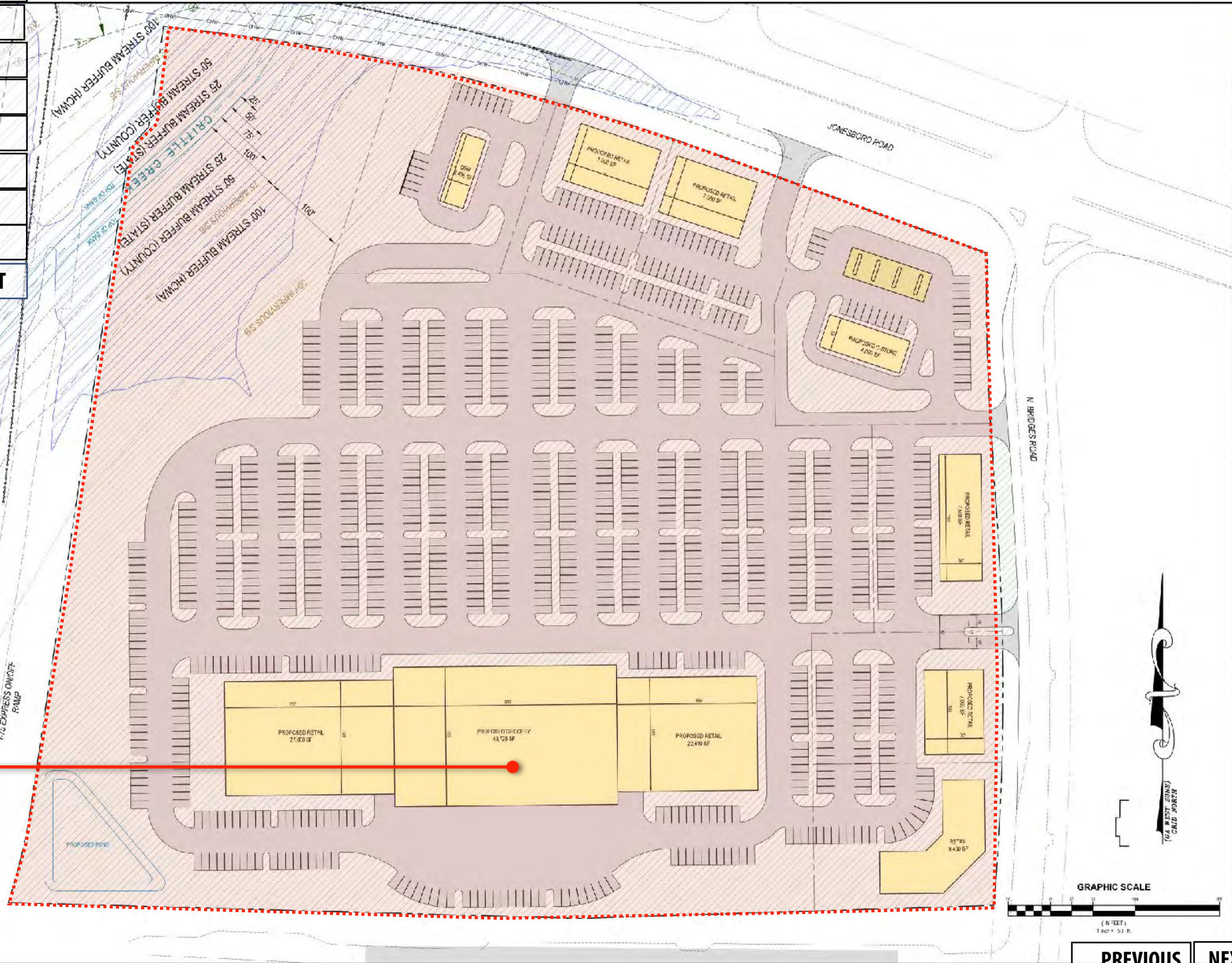
SEAL

SHEET TITLE

CONCEPTUAL
SITE PLAN

HOME	
MARKET OVERVIEW	
AREA HIGHLIGHTS	
LOCATION	
SURROUNDING RETAIL	
MARKET AERIAL	A2
PROPERTY AERIAL	
SITE PLAN	
DEVELOPMENT PLAN	
DEMOGRAPHIC PROFILE	
PLACER.AI DATA	
CONTACTS	
PREVIOUS	NEXT

SITE PLAN - PROPERTY LAYOUT C2 - RETAIL



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TALLAHASSEE • ATLANTA

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McDonough, GA 30253
770.214.9394

PROJECT NAME
JONESBORO N. BRIDGES ROAD COMMERCIAL

CLIENT NAME
MCCARTHY COMMERCIAL PROPERTIES, LLC

REVISIONS

43897-002-BASE-RETAIL

DATE 12/21

EXTRACT #

DRAWN BY LC

SCALE

SEAL

DATE 12/21

PROJECT NAME

CLIENT NAME

PROJECT NAME

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PROJECT NAME

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DEMOGRAPHIC PROFILE

POPULATION	1 MILES	3 MILES	5 MILES	10 MILES
2025 Estimated Population	3,886	47,215	101,434	316,684
2030 Projected Population	4,699	54,716	112,776	332,583
Projected Annual Growth 2025 to 2030	813 - 4.2%	7,501 - 3.2%	11,343 - 2.2%	15,899 - 1.0%
HOUSHOLDS				
2025 Estimated Households	1,375	16,996	36,790	111,498
Projected Households 2030	1,706	20,194	41,958	120,217

HOUSEHOLD INCOME				
2025 Median Household Income	\$96,455	\$93,394	\$89,778	\$87,379

BUSINESS				
2025 Estimated Total Businesses	311	2,974	7,959	18,770
2025 Estimated Total Employees	2,440	14,739	44,295	93,380

MAJOR EMPLOYERS IN HENRY COUNTY
Piedmont Henry Hospital
Federal Aviation Administration
Henry County Schools
Luxottica Retail Group
PVH Corp
Briggs & Stratton
Wayfair
Tory Burch
Burris Logistics
U.S. Cold Storage

5 Mile Radius

\$89,778

MEDIAN HH INCOME

101,434

POPULATION

36,790

HOUSEHOLDS

2.9%

UNEMPLOYMENT RATE

79,741

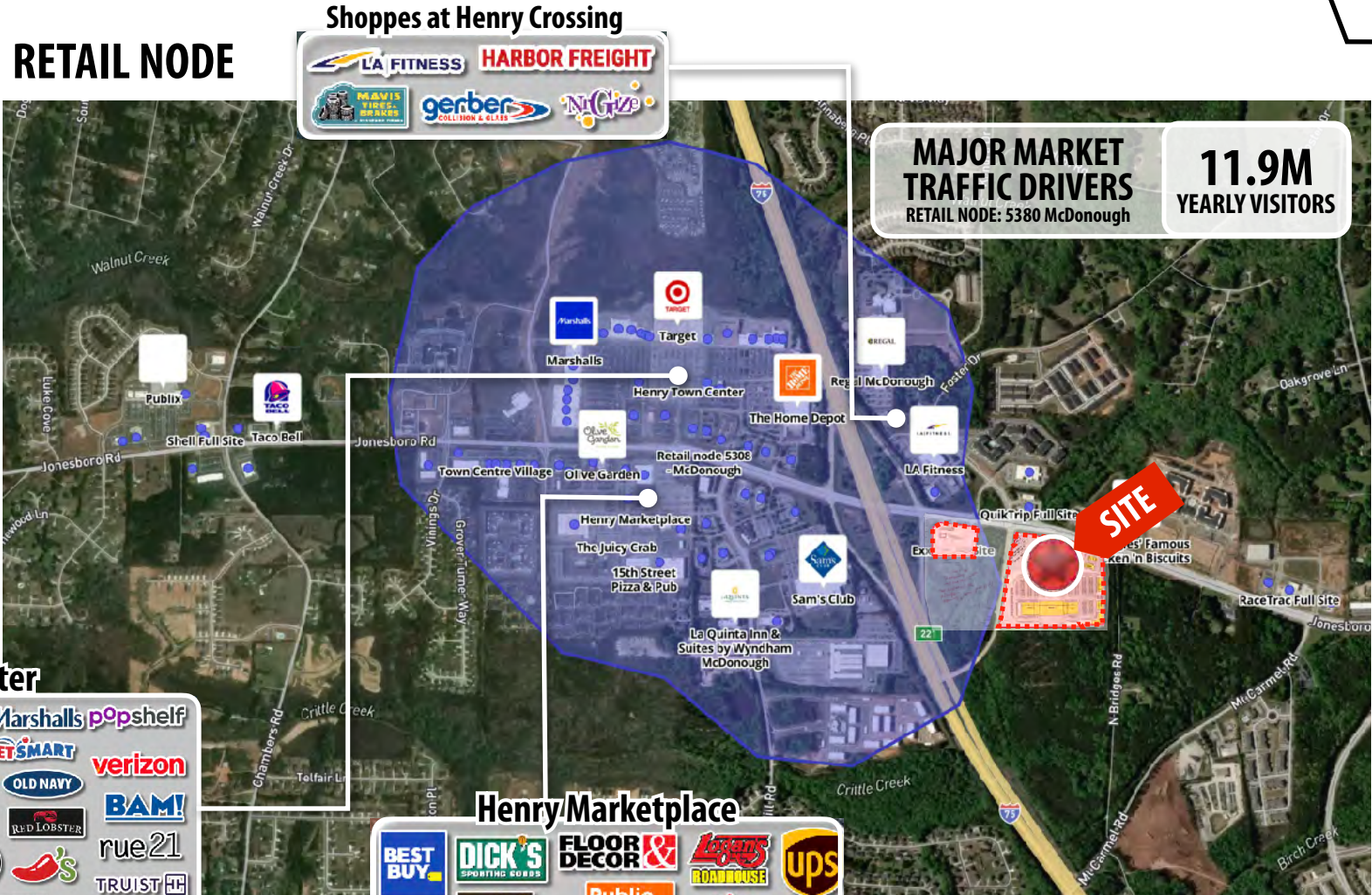
LABOR FORCE

Applied Geographic Solutions



HOME	
MARKET OVERVIEW	
AREA HIGHLIGHTS	
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SURROUNDING RETAIL	
MARKET AERIAL	A2
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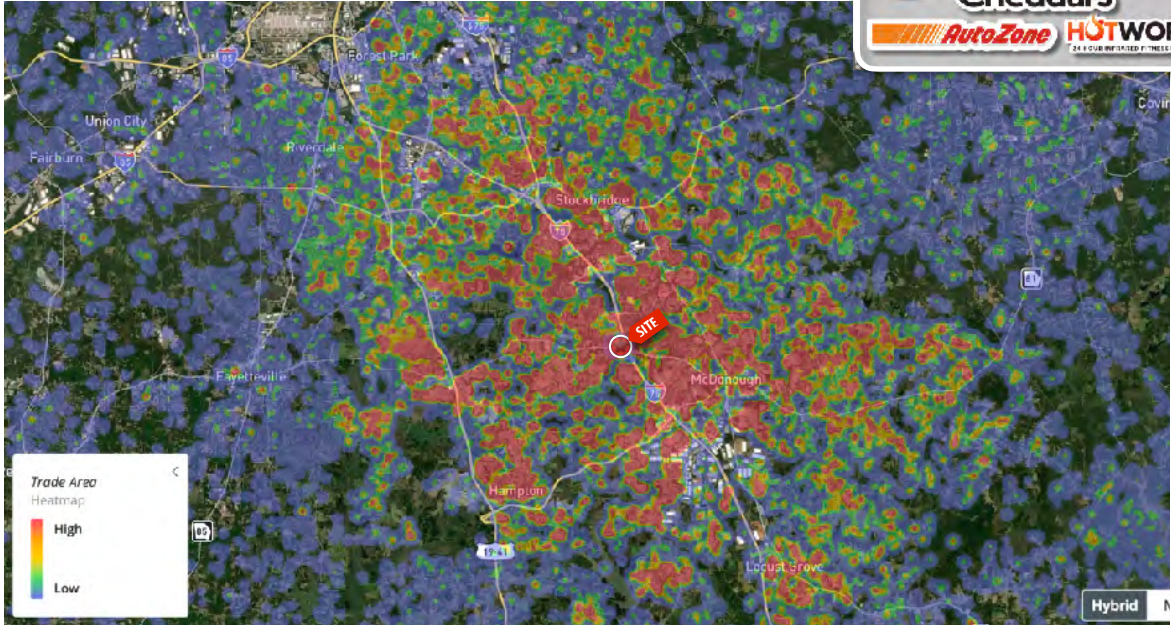
RETAIL NODE



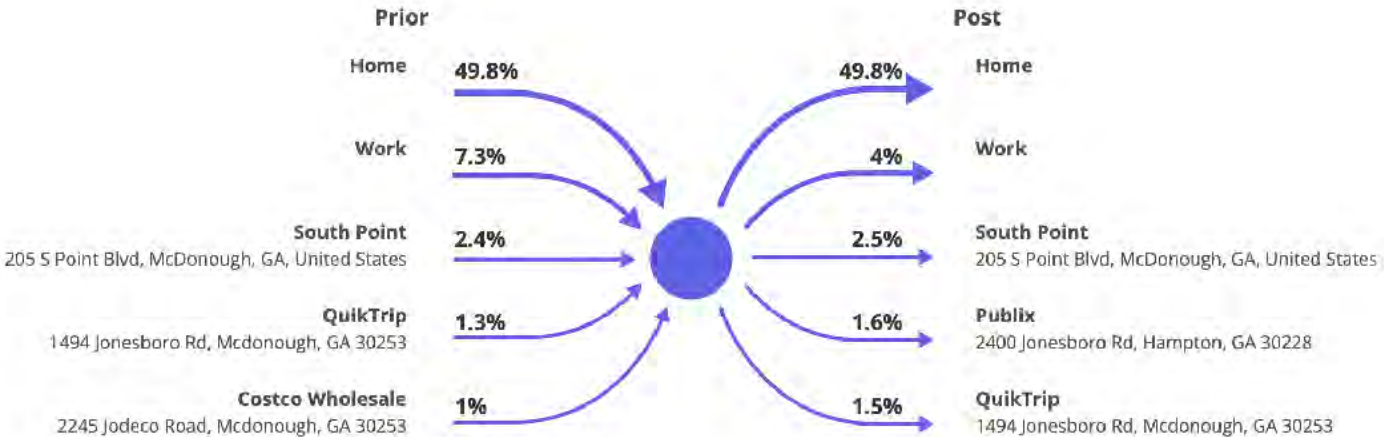
Visits	11.9M
Visitors	1.8M
Visit Frequency	6.74
Avg. Dwell Time	83 Min
Panel Visits	601.3K
Visits YoY	+3%
Visits Yo2Y	-1.2%
Visits Yo3Y	-5.6%



MARKET LANDSCAPE



VISITOR JOURNEY



HOME	
MARKET OVERVIEW	
AREA HIGHLIGHTS	
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SURROUNDING RETAIL	
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CONTACTS



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