

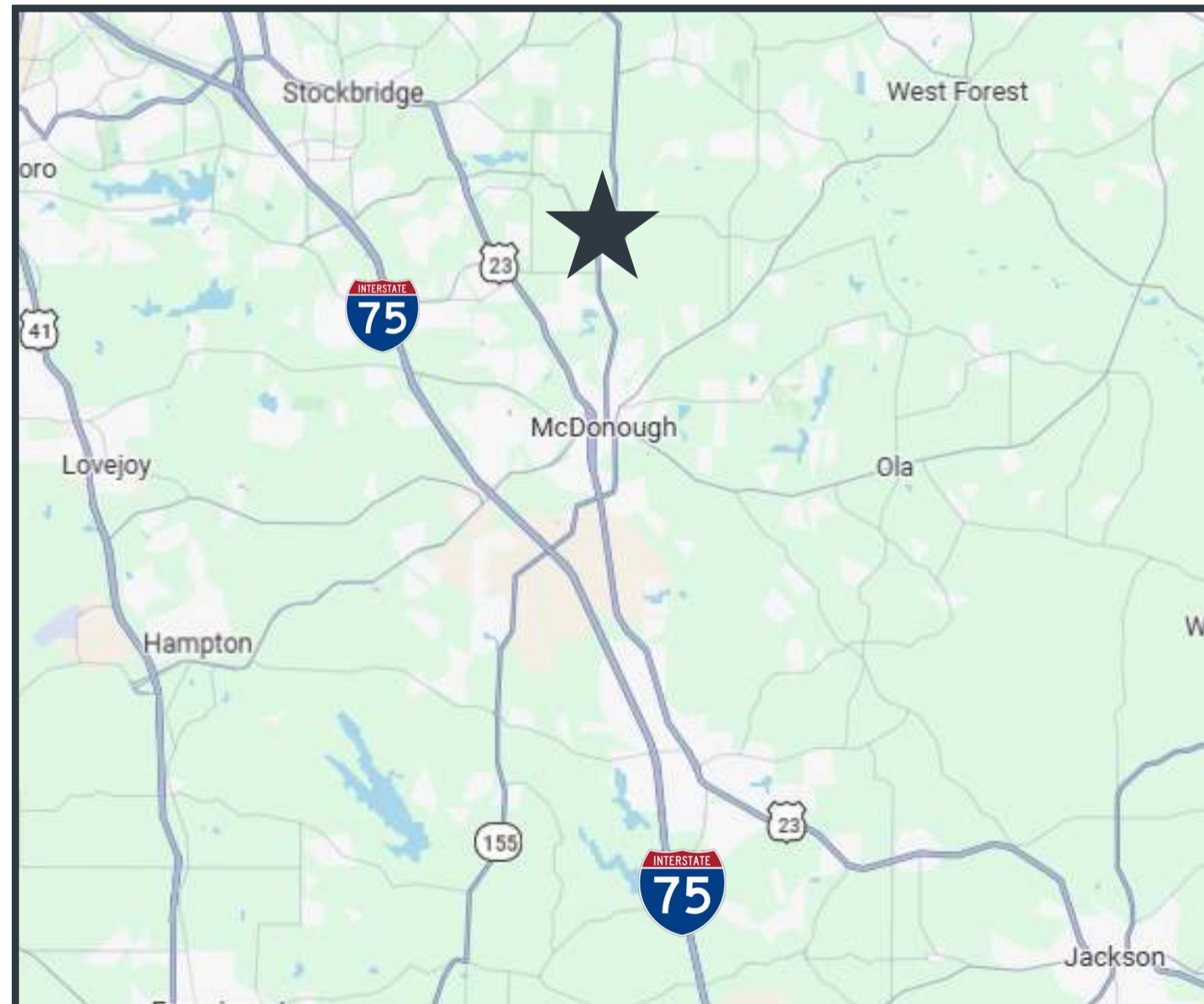


DEVELOPMENT GROUP

# MCDONOUGH MARKETPLACE

2203 Hwy 155 N  
McDonough GA, 30252

### LOCATION MAP



83,000 SF SHOPPING CENTER

GROUND LEASE OR BTS



Placer.ai ADJACENT TO TOP 4% KROGER MARKETPLACE (OPENED 2024)



### LEASING CONTACT

**Daniel Hunt**

VP OF LEASING & ACQUISITIONS

☎ 260.241.4824

✉ [dhunt@dg.dev](mailto:dhunt@dg.dev)

**SITE**

**ACE**  
Hardware

**āylo**

Hwy 155  
22,000 VPD

E Lake Rd  
18,000 VPD

ROCKHAVEN  
HOMES

84  
Townhomes

Daycare



**DUNKIN'**



**FITNESS2020**

**Advance**  
Auto Parts



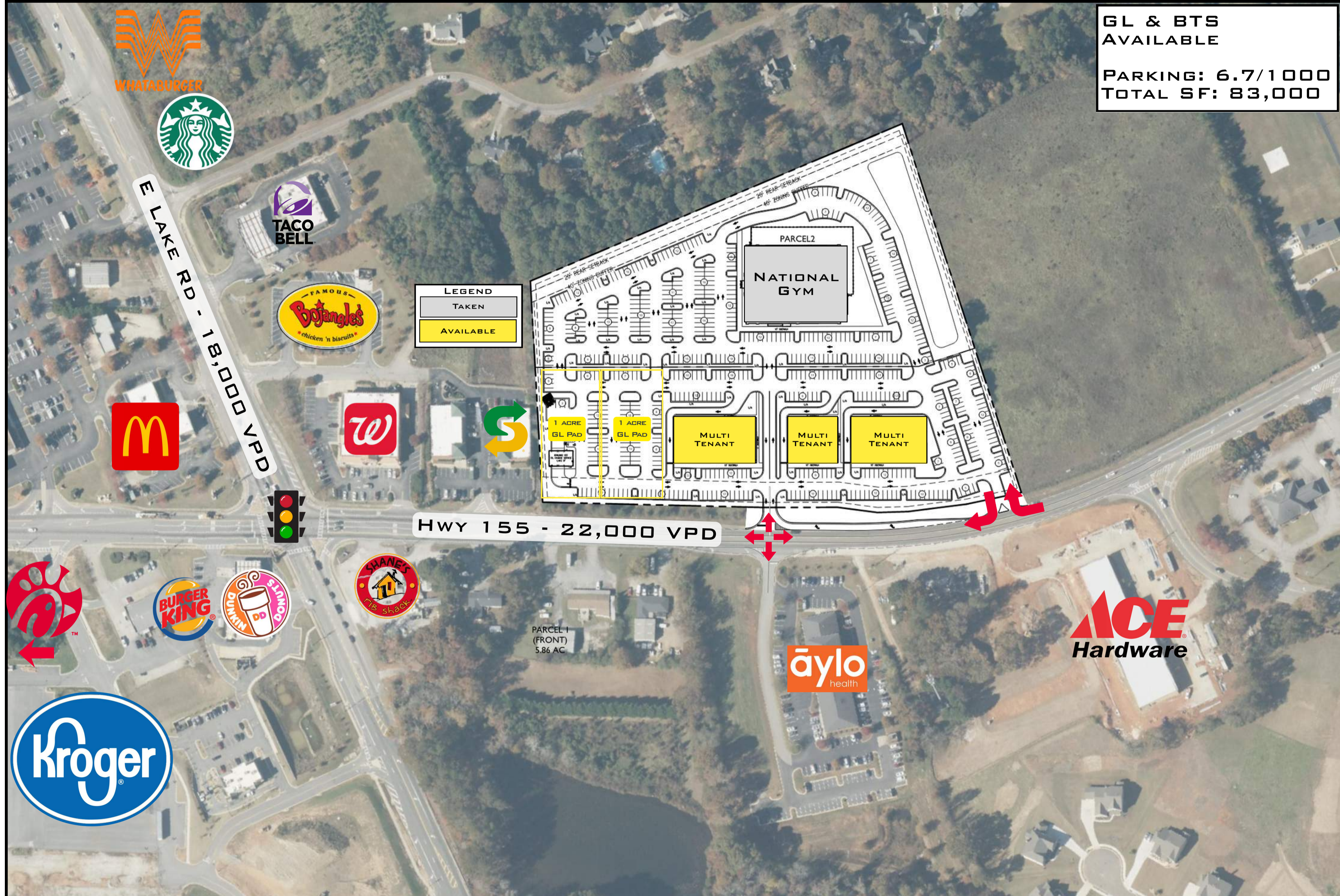
Top 4% in Georgia  
Opened 2024



**Key**

- New Development
- Henry County Schools
- D&G Site

**3,386 Students**  
Union Grove High  
Union Grove Middle  
East Lake Elementary



GL & BTS  
AVAILABLE

PARKING: 6.7/1000  
TOTAL SF: 83,000

**LEGEND**

TAKEN

AVAILABLE

HWY 155 - 22,000 VPD

E LAKE RD - 18,000 VPD

aylo  
health

**ACE**  
Hardware

**Kroger**

PARCEL 1  
(FRONT)  
5.86 AC

PARCEL 2

NATIONAL GYM

MULTI TENANT

MULTI TENANT

MULTI TENANT

1 ACRE  
GL PAD

1 ACRE  
GL PAD

FAMOUS  
**Bojangles**  
chicken 'n biscuits

**TACO BELL**

**WHATABURGER**

**Starbucks**

**McDonald's**

**SHANE'S**  
Pie Shack

**DUNKIN' DONUTS**

**BURGER KING**

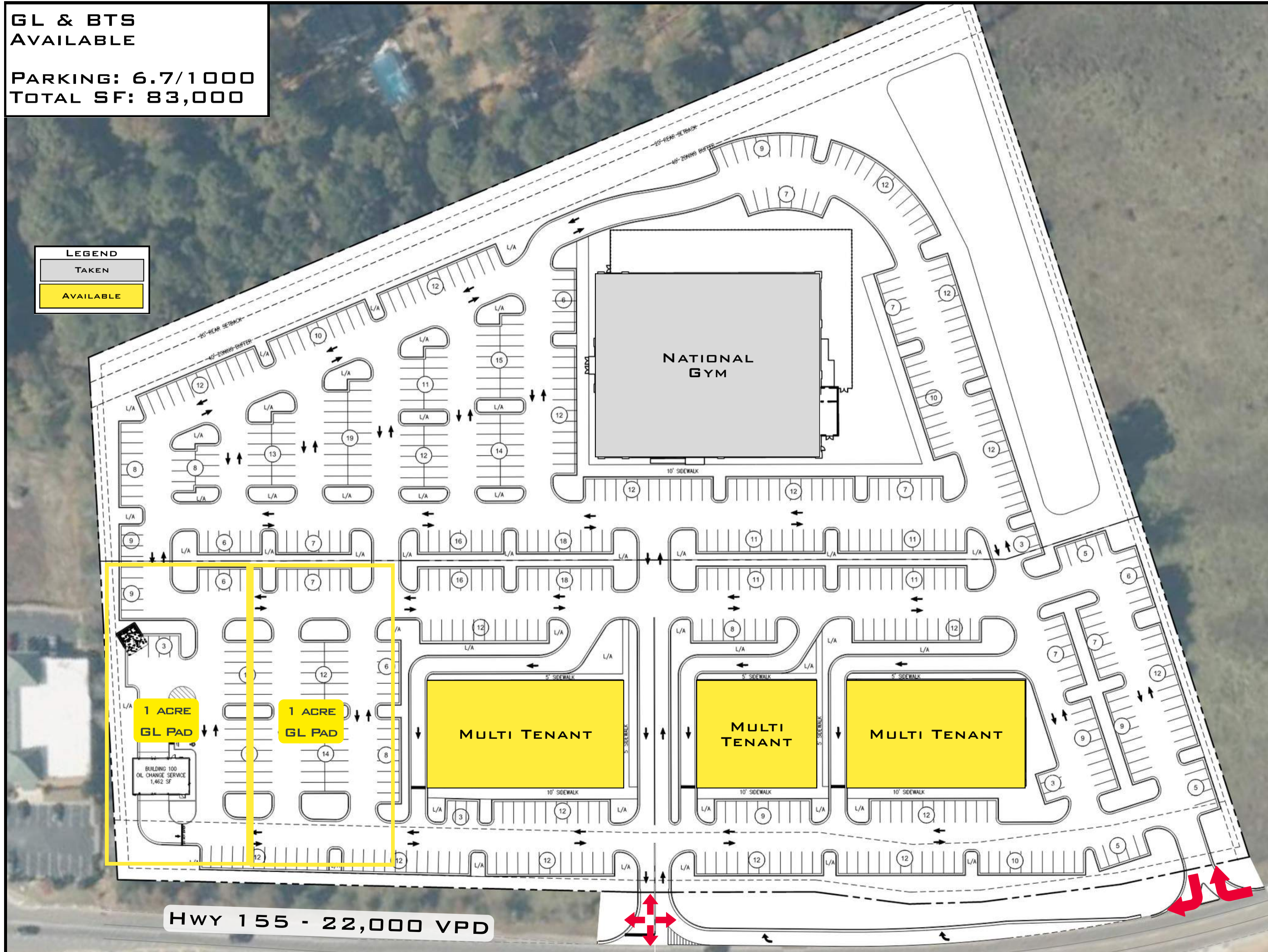
**Kroger**

**GL & BTS  
AVAILABLE**

**PARKING: 6.7/1000  
TOTAL SF: 83,000**

**LEGEND**

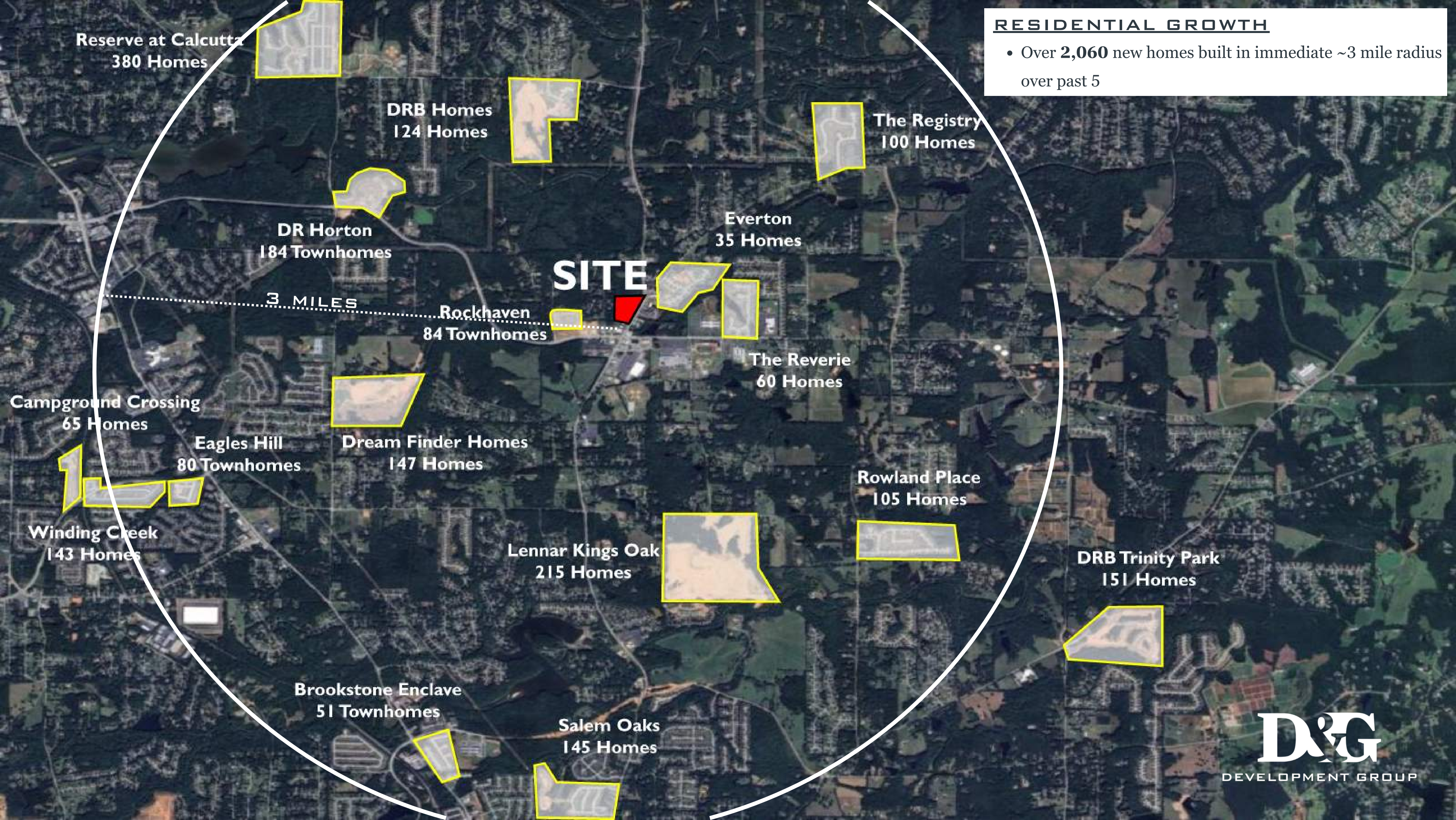
TAKEN
AVAILABLE





**RESIDENTIAL GROWTH**

- Over **2,060** new homes built in immediate ~3 mile radius over past 5



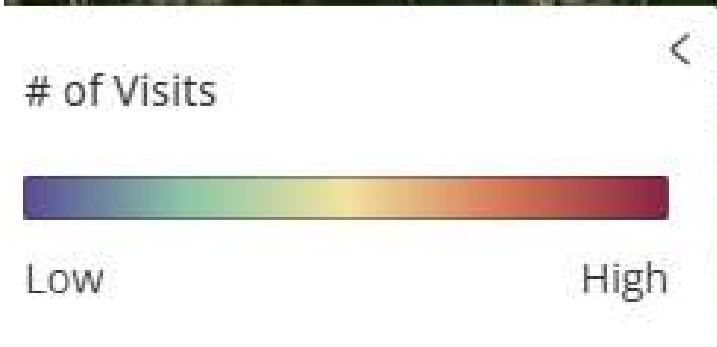


**Kroger Trade Area (PlacerAI)**

- Primary trade area for new Kroger Marketplace covers radius of over 5 miles
- Population within primary trade area is 79,218
- Top 4% visited Kroger in the state of GA (1.7+ million annual visitors)



5 Mile




# DEMOGRAPHICS AND MARKET HIGHLIGHTS

McDonough, GA

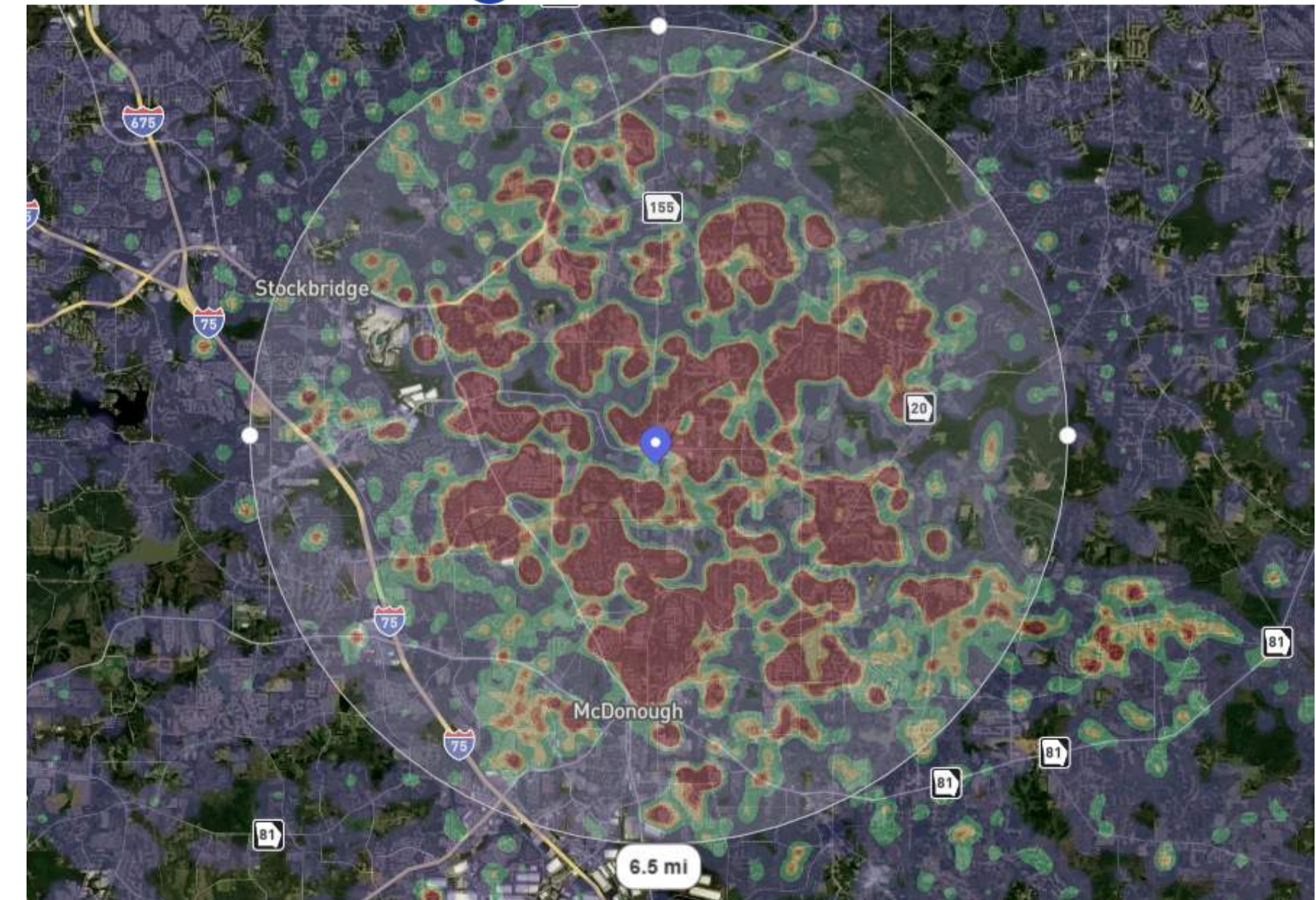
This new retail development sits at the heart of commercial and residential growth in Henry County. Henry County continues to be one of the fastest growing counties in greater Atlanta MSA given its proximity to I-75, manufacturing/industrial jobs and strong school systems. This site also sits on the border of the Kelleytown Overlay District, which continues to be a key area of planned development for Henry County.

## TRADE AREA HIGHLIGHTS

- Adjacent to top performing Kroger Marketplace - 4% (GA) and top 6% (Nation) with over 1.7 million annual visits 
- Over 2,060 new residential units delivered in ~3 mile radius of this site over the past 5 years
- .2 miles from elementary, middle and high schools with over 3,300 students
- Over 600 ft of frontage on Hwy 155, one of the main N/S thoroughfares of Henry County
- 1 Mile Avg. HH Incomes of \$129,667

2023 POPULATION	
1 Miles Radius	1,765
3 Mile Radius	21,295
5 Mile Radius	79,218
AVERAGE HH INCOME	
1 Miles Radius	\$129,667
3 Mile Radius	\$117,093
5 Mile Radius	\$106,695
KROGER TRADE AREA POPULATION	
30% of Visits	17,440
50% of Visits	30,848
Average Income (5 Mile)	65,816

## TRADE AREA





**MCDONOUGH  
MARKETPLACE**  
McDonough GA, 30252

**HAVE QUESTIONS? WE'RE HERE.**

**Daniel Hunt** | VP OF LEASING & ACQUISITIONS

260.241.4824 | [dhunt@dg.dev](mailto:dhunt@dg.dev)