

CORNER PARCEL M-1 ZONED

MAJOR HOUSING
DEVELOPMENT
JUST NORTH OF
SUBJECT SITE



ATLANTA LEASING
& INVESTMENT

+/- 2.6 Acres / Corner of Mt Carmel Road + Sterling Place



EXECUTIVE SUMMARY

Address: 33.452469, -84.202621

Property Type: Industrial Land

Structures: 2,500 SF cell tower easement (not included)

Parking: +/- 33 parking truck spaces

Land Area: 2.57 acres

Zoning: M-1, Light Manufacturing

Tax Parcel ID: 073-02028000

County: Henry County

City: Unincorporated

Traffic Counts: +/- 5,000 on Mt Carmel

+/- 145,000 on I-75

+/- 2.6 ACRES / CORNER OF MT CARMEL ROAD + STERLING PLACE

► 404.348.4448

► AtlantaLeasing.com/mtcarmel/



ATLANTA LEASING
& INVESTMENT

SURVEY

ACRES
(0 SQ. FT.)
PART OF
TRACT ID.
073-02028000

L=162.86'
R=245.00'
CL=159.88'
CD=40°22'35"W

STERLING PLACE

N21°20'00"W

119.25'

DATE

END

IPS

1/2" RB

L1

L2

IPF

1" OTP

R

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IPS

1/2" RB

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TRACT 1:
2.57 ACRES
(111,758 SQ. FT.)
PART OF
TAX ID.
073-02028000

S21°20'00"E

95.61'

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1/2" RB

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N08°50'21"W

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HIGHWAY I-75

IPF

R/W MON.

1/2" RB

219.86'

N34°50'46"W

73.57'

N08°50'21"W

313.04'

N29°37'58"E

41.09'

S59°25'09"E

95.61'

S21°20'00"E

119.25'

N21°20'00"W

162.86'

R=245.00'

CL=159.88'

CD=40°22'35"W

L=109.68'

R=165.00'

CL=107.67'

CD=S40°22'35"E

S55°47'12"W

283.47'

N59°25'09"E

41.09'

N29°37'58"E

313.04'

N08°50'21"W

73.57'

IPS

1/2" RB

IPF

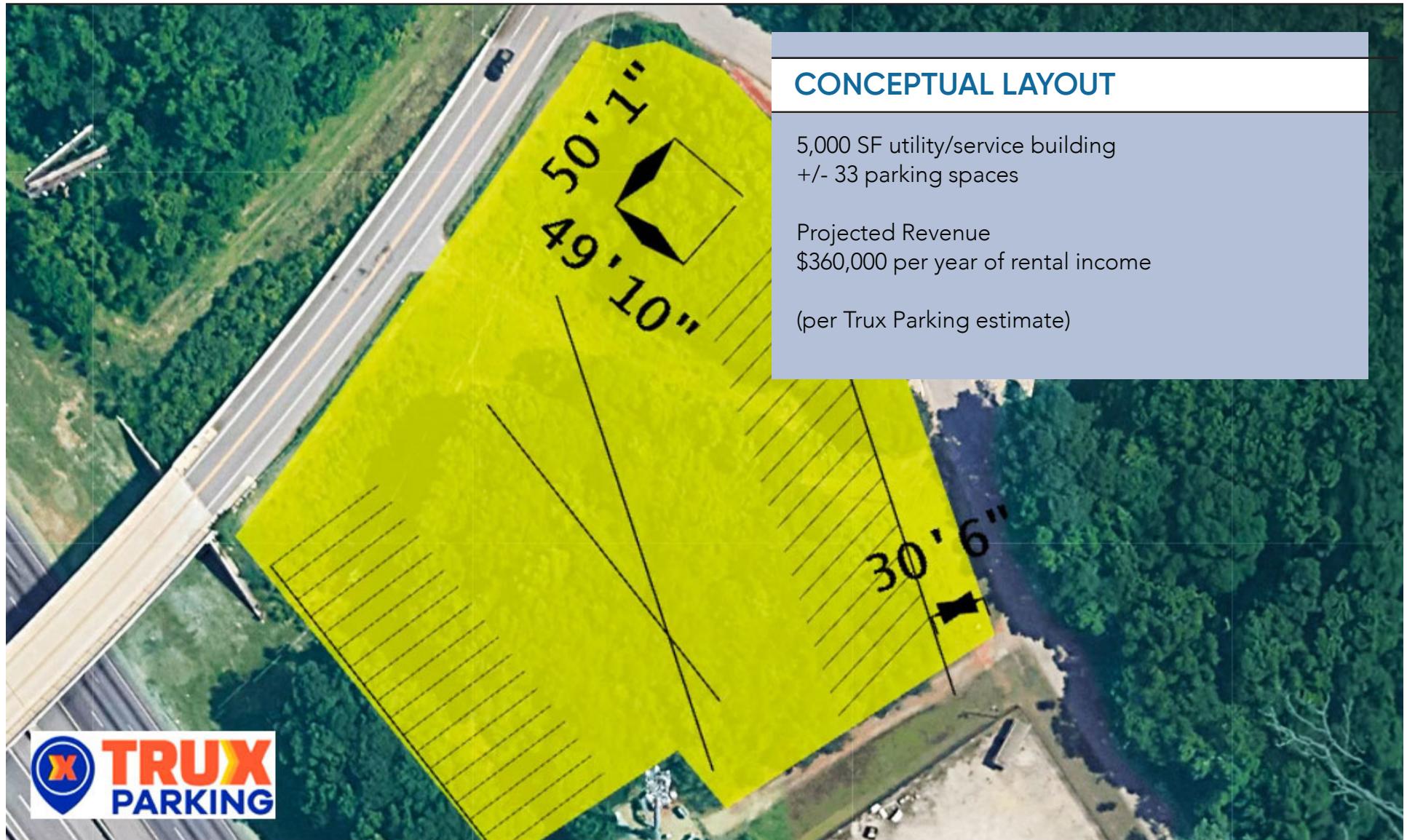
1" OTP

L1

L2

IPS

CONCEPTUAL SITE PLAN



+/- 2.6 ACRES / CORNER OF MT CARMEL ROAD + STERLING PLACE

► 404.348.4448

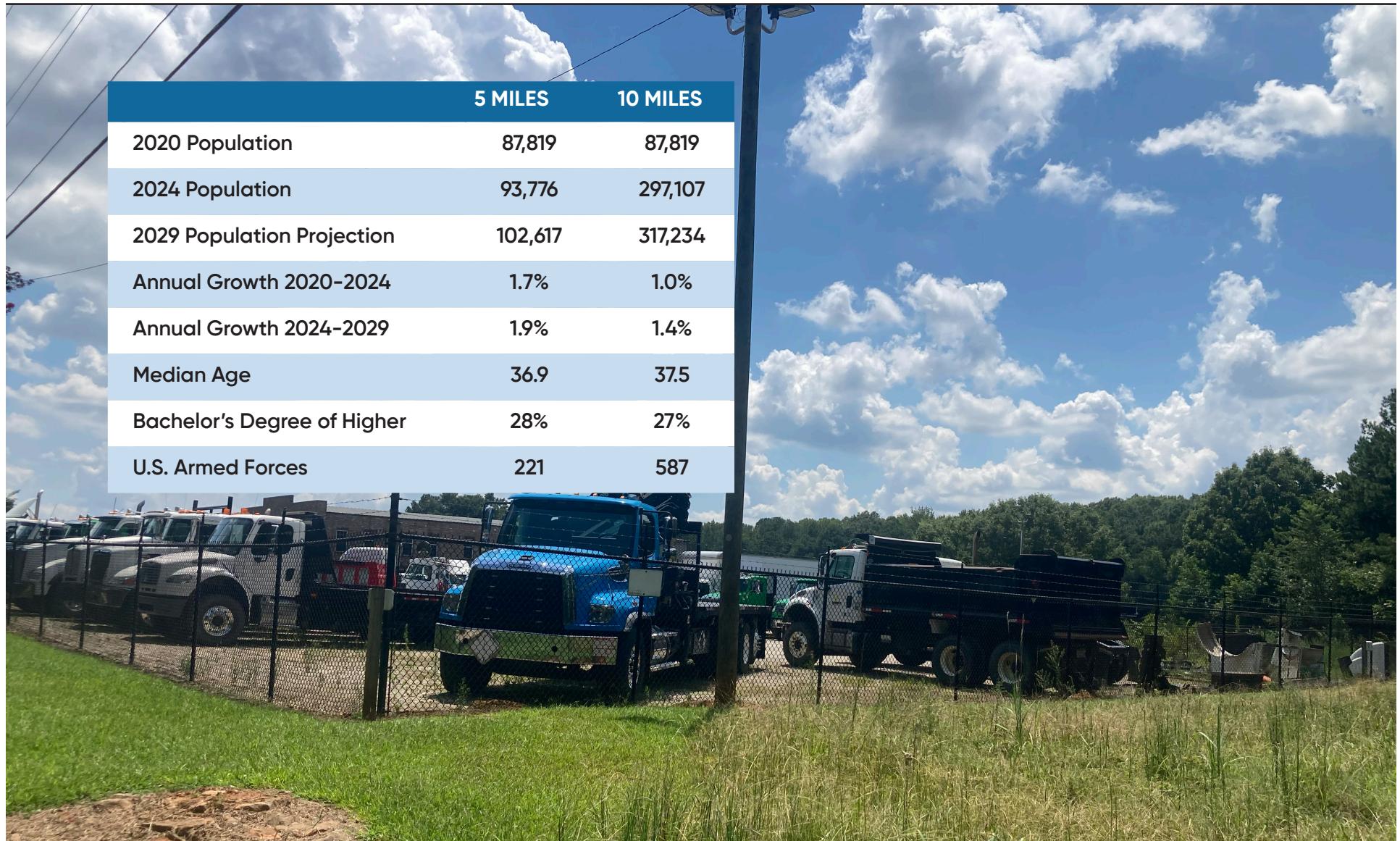
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ATLANTA LEASING
& INVESTMENT

POPULATION

	5 MILES	10 MILES
2020 Population	87,819	87,819
2024 Population	93,776	297,107
2029 Population Projection	102,617	317,234
Annual Growth 2020-2024	1.7%	1.0%
Annual Growth 2024-2029	1.9%	1.4%
Median Age	36.9	37.5
Bachelor's Degree or Higher	28%	27%
U.S. Armed Forces	221	587



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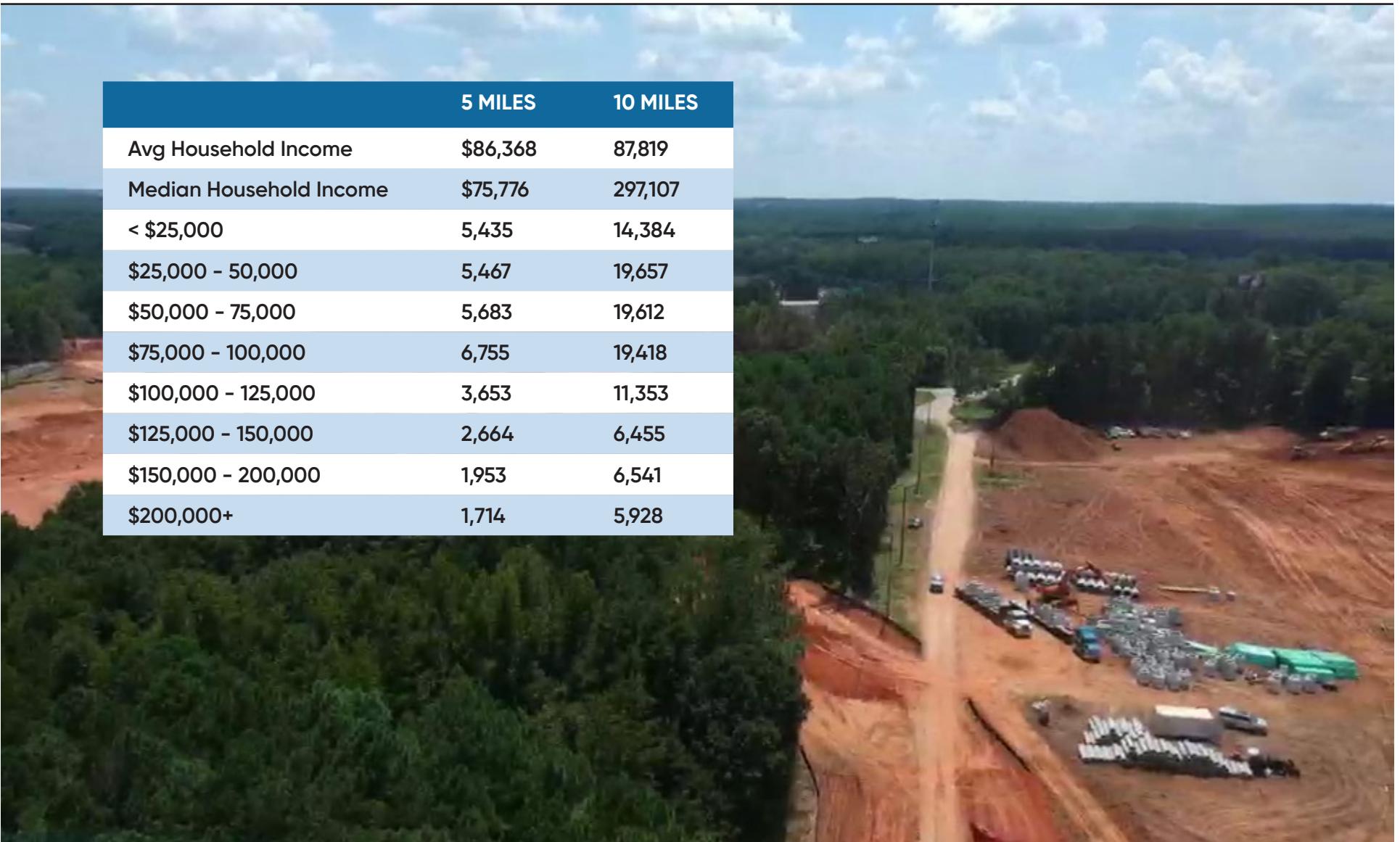
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ATLANTA LEASING
& INVESTMENT

INCOME

	5 MILES	10 MILES
Avg Household Income	\$86,368	87,819
Median Household Income	\$75,776	297,107
< \$25,000	5,435	14,384
\$25,000 - 50,000	5,467	19,657
\$50,000 - 75,000	5,683	19,612
\$75,000 - 100,000	6,755	19,418
\$100,000 - 125,000	3,653	11,353
\$125,000 - 150,000	2,664	6,455
\$150,000 - 200,000	1,953	6,541
\$200,000+	1,714	5,928



+/- 2.6 ACRES / CORNER OF MT CARMEL ROAD + STERLING PLACE

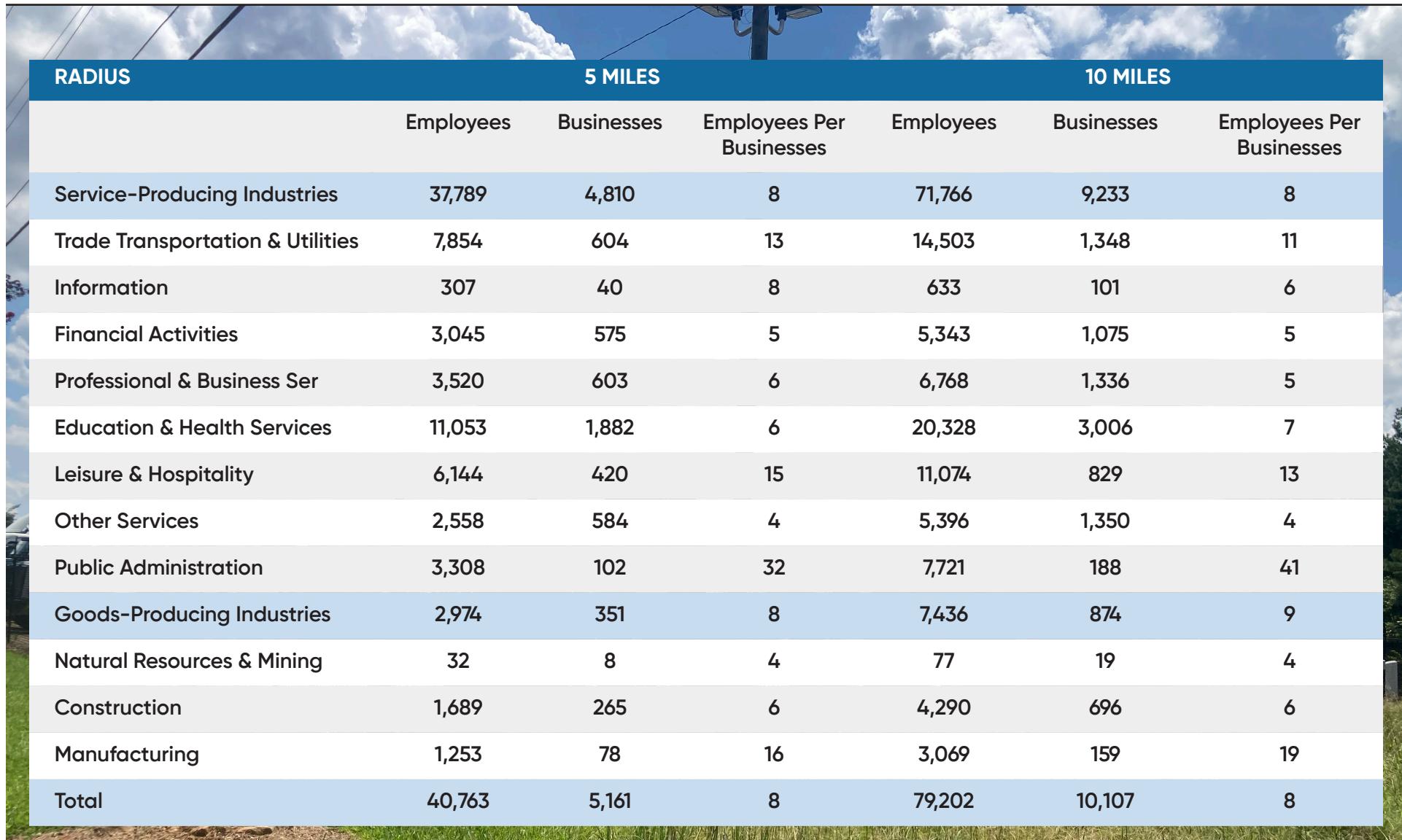
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ATLANTA LEASING
& INVESTMENT

DAYTIME EMPLOYMENT



RADIUS	5 MILES			10 MILES		
	Employees	Businesses	Employees Per Businesses	Employees	Businesses	Employees Per Businesses
Service-Producing Industries	37,789	4,810	8	71,766	9,233	8
Trade Transportation & Utilities	7,854	604	13	14,503	1,348	11
Information	307	40	8	633	101	6
Financial Activities	3,045	575	5	5,343	1,075	5
Professional & Business Ser	3,520	603	6	6,768	1,336	5
Education & Health Services	11,053	1,882	6	20,328	3,006	7
Leisure & Hospitality	6,144	420	15	11,074	829	13
Other Services	2,558	584	4	5,396	1,350	4
Public Administration	3,308	102	32	7,721	188	41
Goods-Producing Industries	2,974	351	8	7,436	874	9
Natural Resources & Mining	32	8	4	77	19	4
Construction	1,689	265	6	4,290	696	6
Manufacturing	1,253	78	16	3,069	159	19
Total	40,763	5,161	8	79,202	10,107	8

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ATLANTA LEASING
& INVESTMENT

OFFERING MEMORANDUM

**+/- 2.6 ACRES AT MT CARMEL ROAD
MCDONOUGH, GA 30253**



NATHAN MCGARITY
(770) 616-6752



DAVID W. AYNES
MANAGING BROKER
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**ATLANTA LEASING
& INVESTMENT**