

Office Space For Lease
232 Racetrack Road
McDonough, GA 30252



Lot Size: 0.94 AC

Building Size: 7,500 SF

Available Space: 2,150 SF

Zoning: Commercial

Utilities: All utilities available

Traffic: S Zack Hinton Pkwy: 20,900 VPD

Racetrack Rd: 15,600 VPD

Built: 2009

Tenants: Leo's Café, Archie's Sporting Goods

Neighbors: Clean 360 Car Wash, O'Reilly Auto Parts, PDI Showroom, General Storage - McDonough, Papa John's, Dollar General, Marco's Pizza, Signs by Lighting Maintenance, SecurCare Self Storage, and Southern Tire.

Notes: 2,150 SF office ideal for general or medical office use. Space has a lobby, reception, work area, 3 offices, conference room, 2 restrooms, and a break room. Could be modified for retail.

<u>2020 Demos</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	6,685	36,650	72,356
Avg. HHI	\$70,323	\$76,129	\$87,434
Median Age	31.1	32.6	34.7

Lease Price: \$15.00 psf/NNN

**FOR MORE
INFORMATION
CONTACT**

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478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
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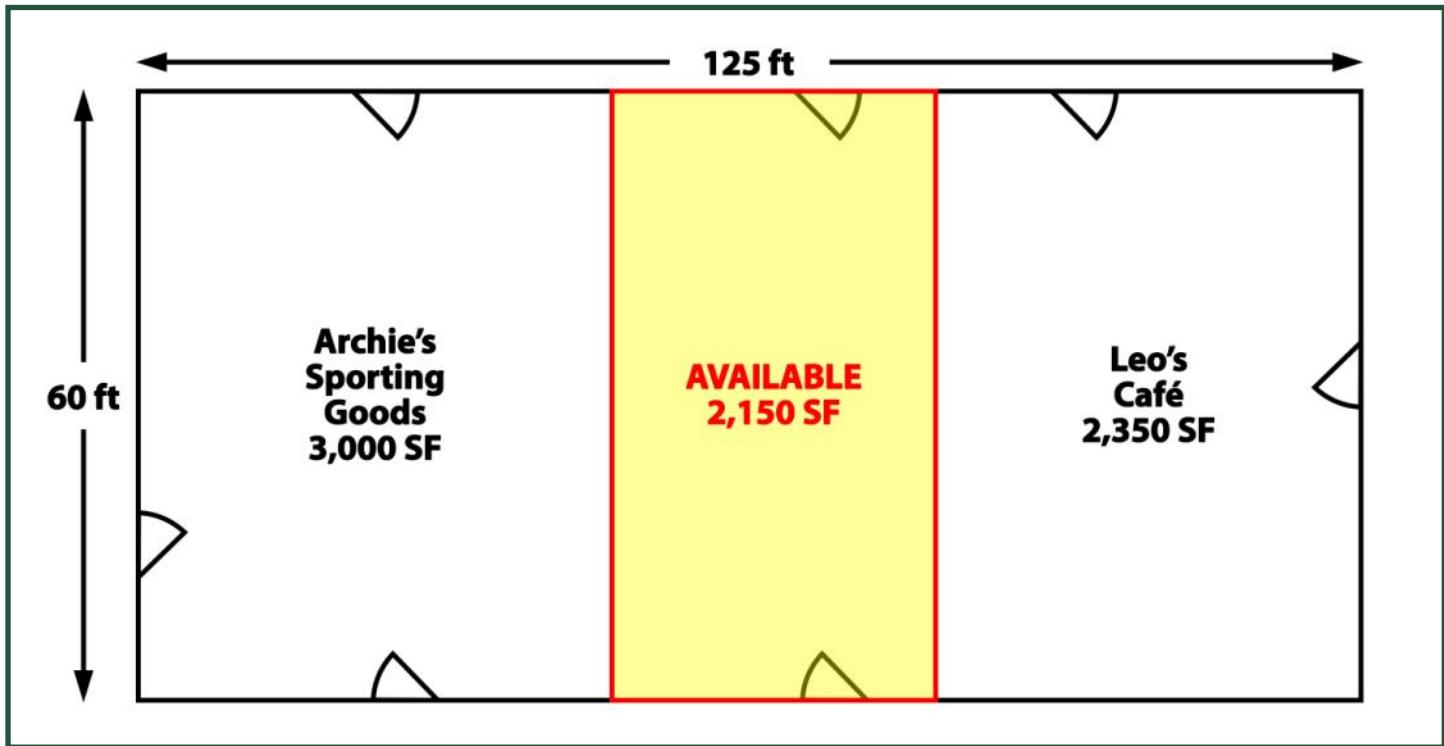
commercial.fickling.com | georgiacommercialrealestate.net

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015
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SITE PLAN



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Photos



Front Desk



Office



Office



Office



Lobby



Lobby

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AERIAL



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