

FOR SALE

+/- 22.77 AC - Prime Commercial & Mixed-Use Development Opportunity - Henry County, GA

103 & 167 East Lake Road, McDonough, GA 30252

For More Information: Stephen Lovett

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Norton Commercial
434 Green Street
Gainesville, GA 30501
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NORTON

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price:	\$3,300,000
Sales Price Per Acre:	\$144,927/AC
Lot Size:	22.77 Acres
Utilities:	All Available
Current Zoning:	RA
Road Frontage:	+/- 1500' on East Lake Road
School District:	East Lake ES Union Grove MS Union Grove HS
Traffic Counts:	
East Lake Road:	12,000 VPD
Highway 155:	13,500 VPD

PROPERTY OVERVIEW

The Norton Commercial Acreage Group is pleased to present this prime 22.77-acre commercial development opportunity in a rapidly growing commercial corridor of Henry County. Strategically located at a high-traffic intersection, just one mile east of Stockbridge city limits and under two miles north of McDonough city limits, this site offers exceptional visibility and accessibility. Currently zoned RA (Residential Agricultural), the property is surrounded by thriving commercial and public/institutional developments, making it an excellent candidate for rezoning to accommodate retail, office, or mixed-use commercial projects. With all utilities available, including public water and sewer, and mostly level topography, this site is well-positioned for immediate development. A scenic +/- 2.5-acre pond on the southwestern corner adds a unique aesthetic feature, ideal for an enhanced commercial or mixed-use development. This is a prime opportunity for developers and investors looking to capitalize on the rapid growth in Henry County's commercial sector.

LOCATION OVERVIEW

Just 15 miles southeast from the 285 Atlanta Perimeter and about 22 miles from Downtown Atlanta, this commercial intersection between Hwy 155 and East Lake Road is mostly built out with the subject property being located on the last remaining undeveloped quadrant. The property is walkable to the new Kroger, Chick-fil-A and other new retail and dining options. Located within the East Lake ES, Union Grove MS and Union Grove HS school districts.

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ADDITIONAL PHOTOS

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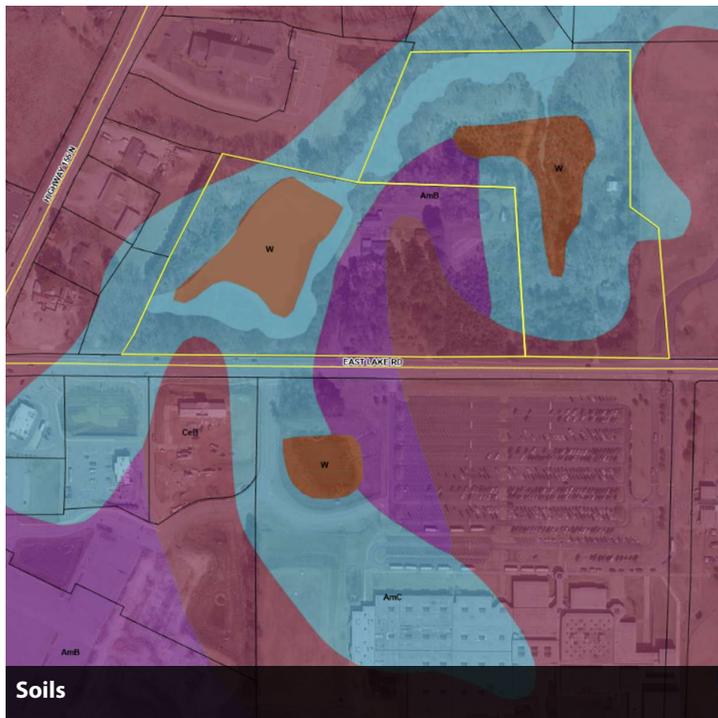
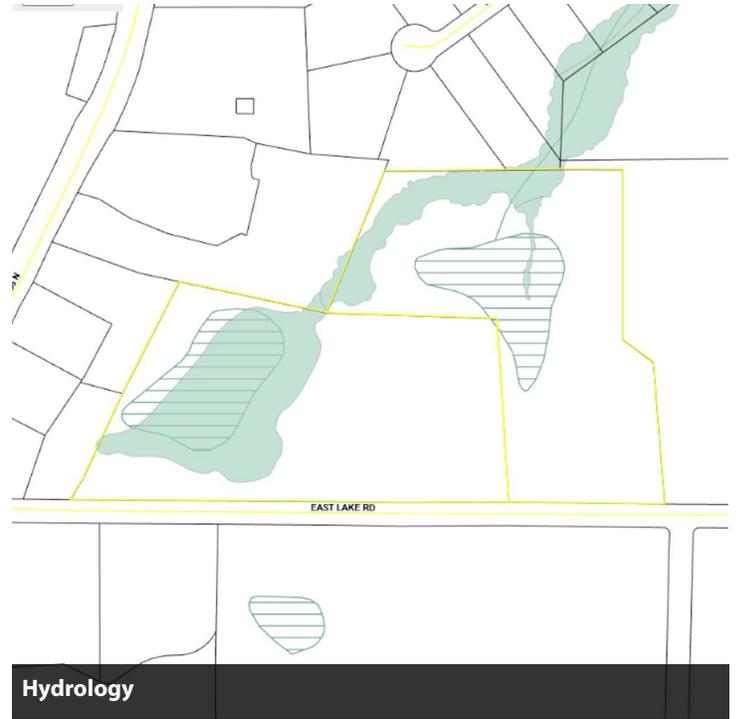
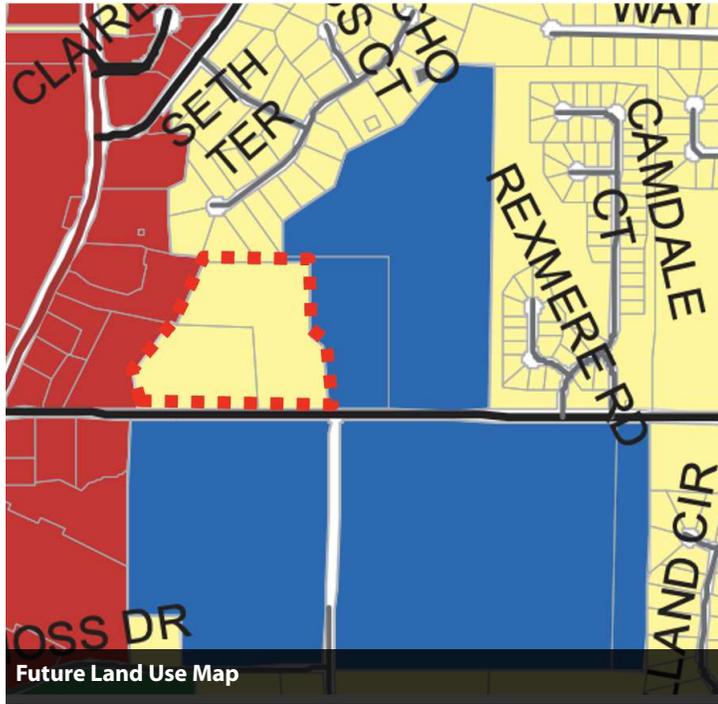
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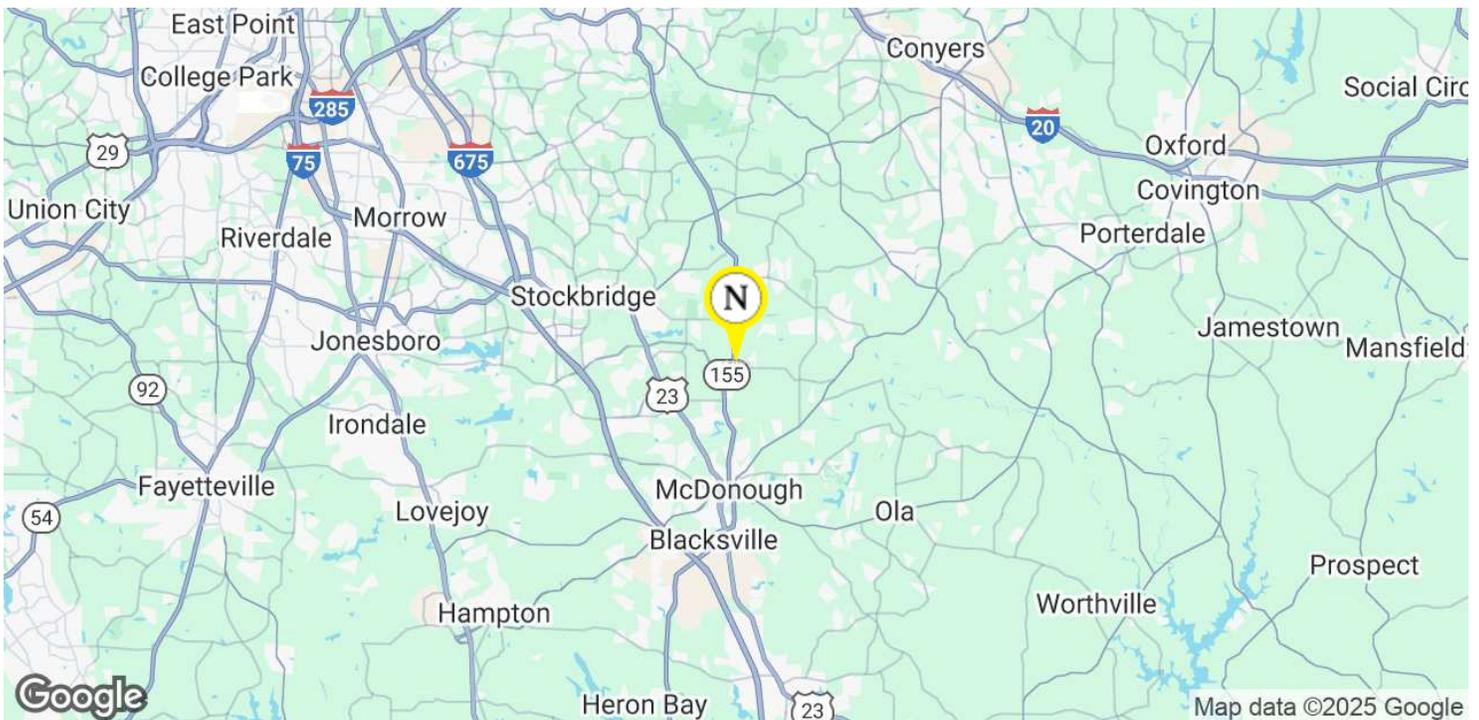
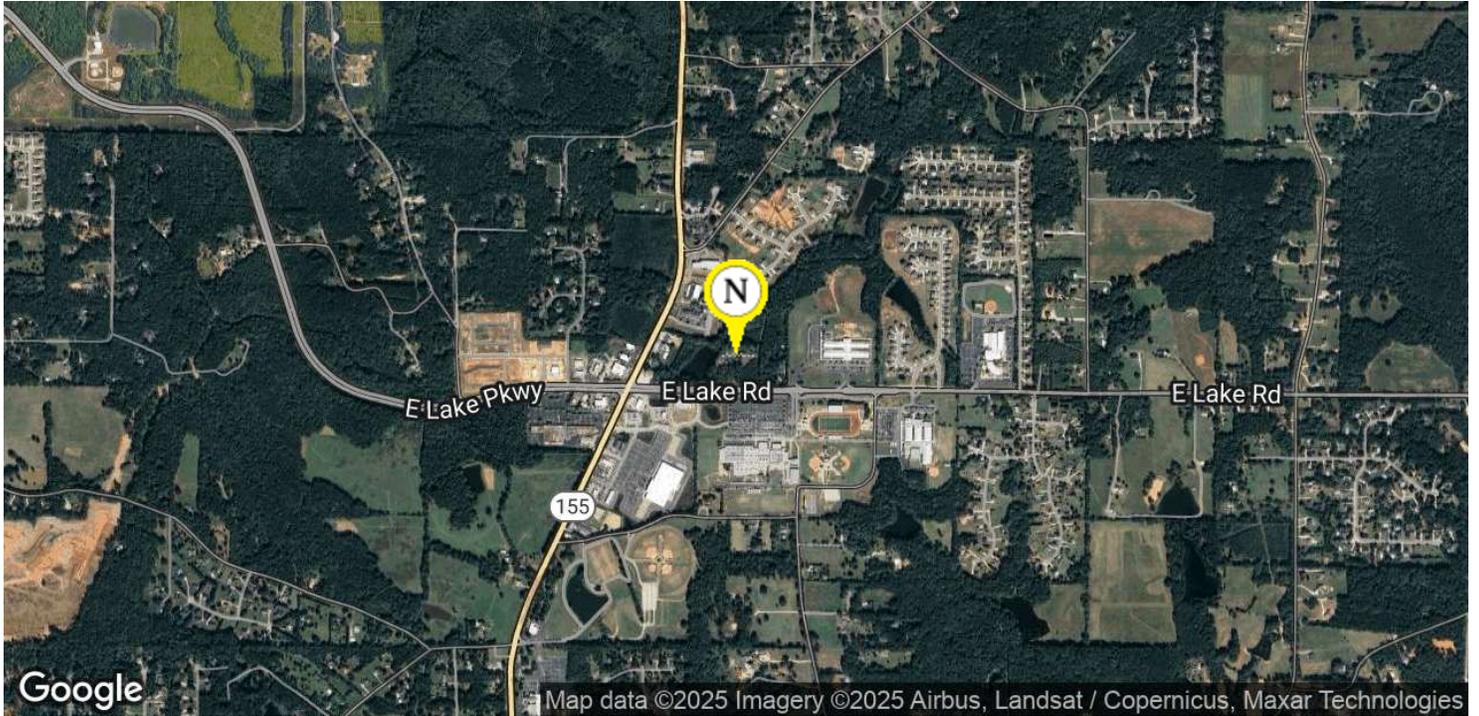


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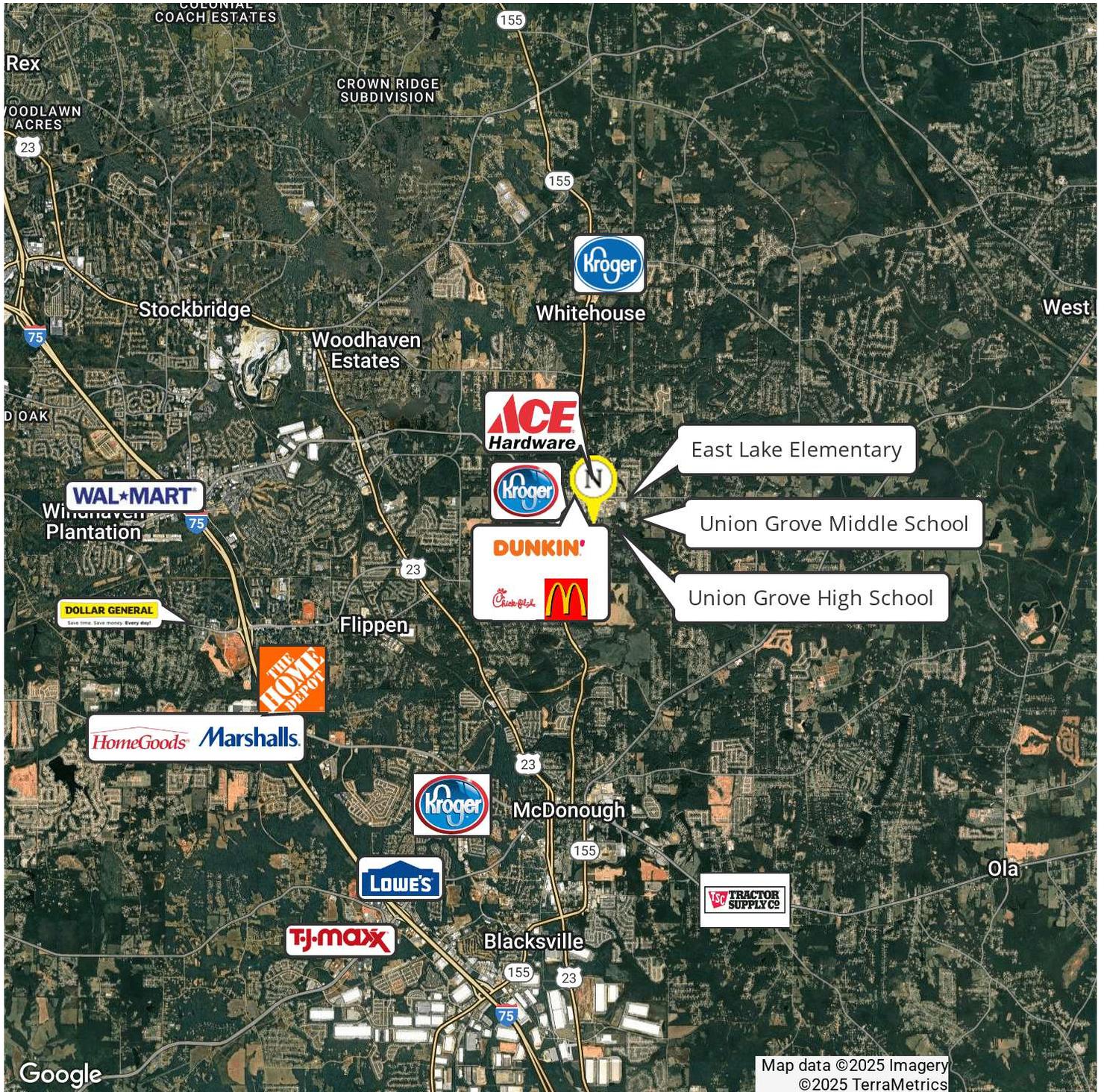
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RETAILER MAP

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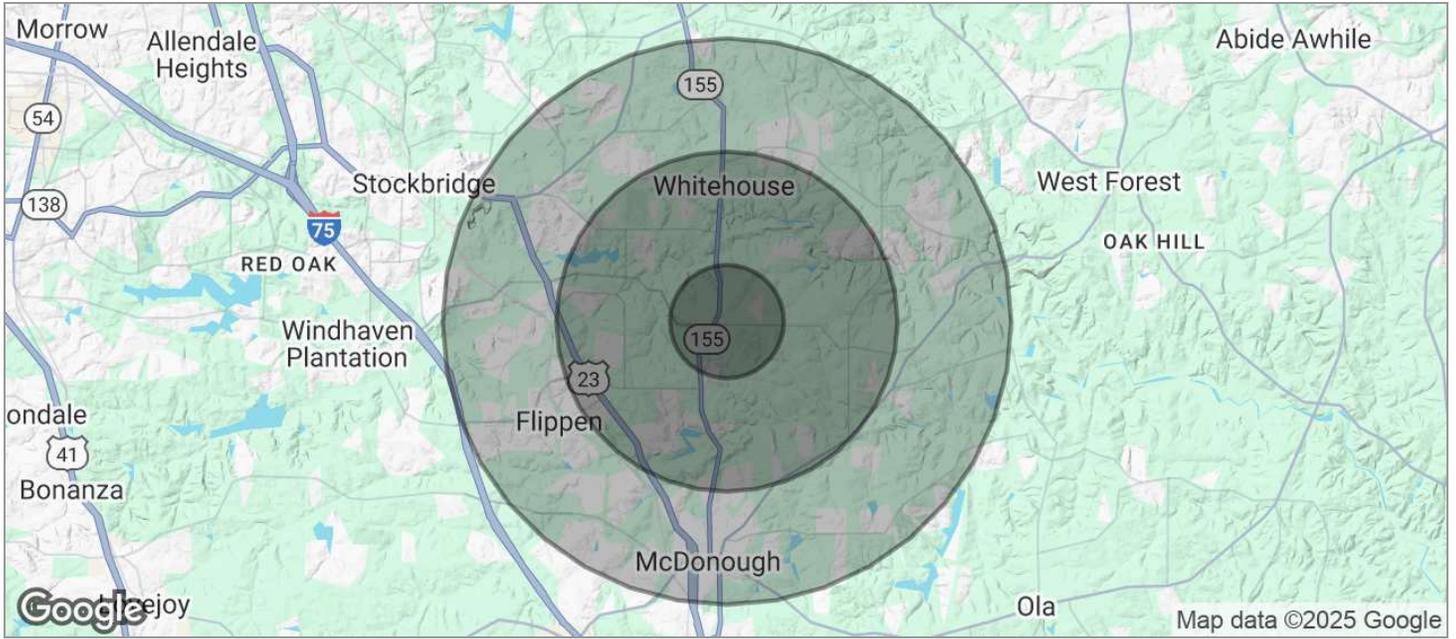


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DEMOGRAPHICS MAP

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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	1,804	20,437	65,855
MEDIAN AGE	37.6	40.7	37.8
MEDIAN AGE (MALE)	40.5	38.5	36.2
MEDIAN AGE (FEMALE)	33.2	40.0	38.6
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	578	6,888	23,934
# OF PERSONS PER HH	3.1	3.0	2.8
AVERAGE HH INCOME	\$107,379	\$109,650	\$95,682
AVERAGE HOUSE VALUE	\$215,954	\$229,711	\$212,180

* Demographic data derived from 2020 ACS - US Census

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