

SALE

MCDONOUGH-BULLARD

4293 Jodeco Rd McDonough, GA 30253



PROPERTY DESCRIPTION

This suburban class-A office building located in a great location in McDonough GA. It is 3 Stories, 2 above the ground and one floor below the ground. Each floor has multiple bathroom and conference rooms. The basement level is built in two area, one is a theater seating for training and conference activities and the other section is for storage purposes. All three floors are accessible via elevator. The main lobby and reception area are located on the first floor with easy access by elevator and stairs. Each floor above the ground has offices and cubical. There is coffee area/kitchenet, computer room ..etc.

PROPERTY HIGHLIGHTS

- Great road access, located in one of the fastest growing counties in Georgia, it has all utilities and sewer. Close to other businesses and restaurants and shopping and it is in short distance to several communities on Jodeco RD. This property has a 2.5-acre lot, has expansion area for another 8400 SQF office. with ample of parking in the front and back of the building. In addition, has entry access in front side and

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	2.5 Acres
Building Size:	8,400 SF
Cap Rate:	6%
Zoning:	Office
APN:	089-02050051

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,482	33,136	99,214
Total Population	4,675	87,515	272,969

Adam Shekarabi
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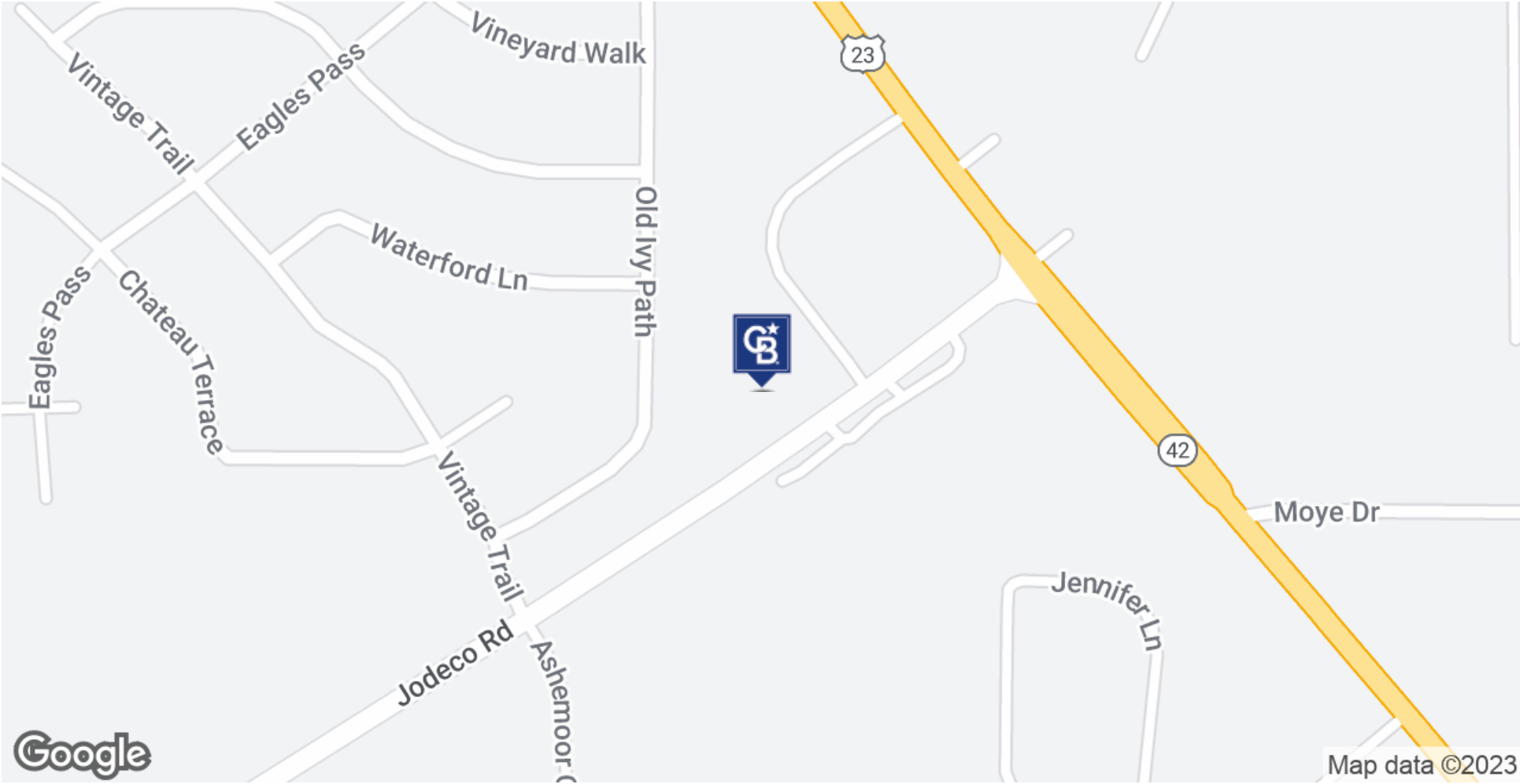


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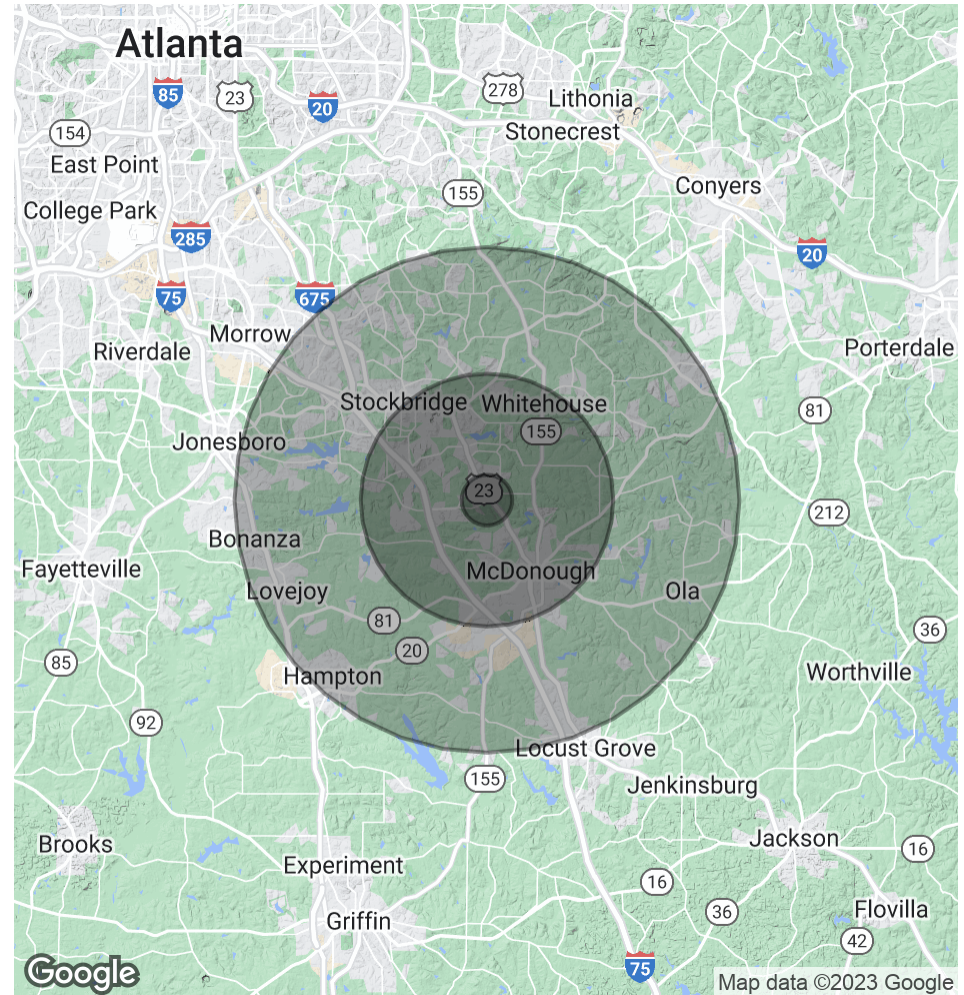
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,675	87,515	272,969
Average Age	36.3	37.4	37.1
Average Age (Male)	33.3	35.6	35.6
Average Age (Female)	36.1	38.8	38.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,482	33,136	99,214
# of Persons per HH	3.2	2.6	2.8
Average HH Income	\$105,148	\$81,847	\$80,058
Average House Value	\$207,946	\$177,927	\$180,741

* Demographic data derived from 2020 ACS - US Census



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