



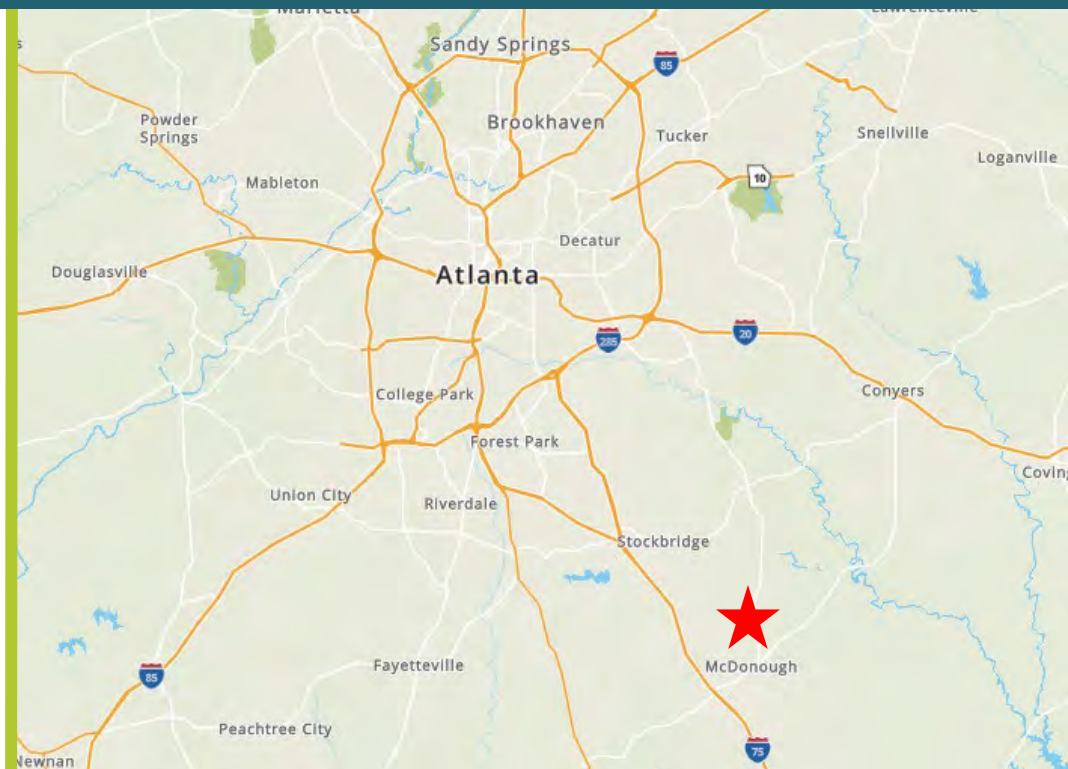
22.74 AC For Sale

2203 Hwy 155 N, McDonough, GA 30252

PROPERTY SUMMARY

2203 HWY 155 N, MCDONOUGH, GA 30252

| | |
|-------------------|--------------------------------------|
| Sale Price | \$4,500,000 (\$197,890/AC) |
| Zoning | C-2 / Future Land Use Village |
| Lot Size | 22.74 Acres |



Investment Highlights:

- Zoned C-2 General Commercial District which allows for a wide variety of retail and service uses making the site ideal for a neighborhood shopping center or medical office campus
- Property has over 1,600 feet of frontage along Highway 155 with an average of over 12,500 cars per day and is less than 400 feet away from the East Lake Rd & Highway 155 intersection
- Less than 5 miles from I-75
- Located in an area experiencing an acceleration of both retail and single-family development and within proximity to the Union Grove High School, Middle School and East Lake Elementary

Village Future Land Use Highlights:

- The Village is a new Future Land Use designation adopted by Henry County in October 2023
- This new designation allows for Commercial Use near the intersection of HWY 155 and East Lake
- Also allows for Single-Family residential development for the northern 17.74 ± acres of the tract
- Walkability and connectivity are a key component of this designation, and the Commercial Use and Single-Family development can be connected through a series of greenways and sidewalks
- This Village designation allows for flexibility as the property can be developed entirely for Commercial Use or for a mixed-use of Commercial and Single-Family development

19,200 AADT

155

DG

Everton Community (36 Homes)

East Lake Estates (82 Homes)

Property Size 22.74 AC

Zoning C-2

Asking Price \$4,500,000 (\$197,889/AC)

22.74 ACRES

AMERIS BANK

ACE Hardware

Rocky Branch

East Lake Elementary School (700 Students)

Reverie Community (60 Homes)

Glen Haven Baptist Church

18,700 AADT

Crown Corners Community (27 Homes)

E. Lake Rd.



Union Grove High School (1,600 Students)

Smithfield Estates (66 Homes)

Advance Auto Parts

Kroger Under Construction Delivers Summer 2024

Union Grove Middle School (1,021 Students)

155

22.74 AC For Sale

2203 Hwy 155 N, McDonough, GA 30252

SURROUNDING RETAILERS

RESTAURANTS

- | | |
|------------------------------------|----------------------------------|
| 1. Wendy's | 13. Firehouse Subs |
| 2. Your Pie Pizza | 14. Domino's Pizza |
| 3. Burger King | 15. Dunkin' |
| 4. Pedro's Taco Shack | 16. Hardee's |
| 5. Chick-fil-A | 17. Chick-N-Run |
| 6. Holey Sweet Donuts | 18. Bruster's Real Ice Cream |
| 7. Thai Garden | 19. Cheddar's Scratch Kitchen |
| 8. Johnny's New York Style Pizza | 20. Golden Corral Buffet & Grill |
| 9. The Italian Oven | 21. Bojangles |
| 10. Papi's Cuban & Caribbean Grill | 22. El Cacique Mexican |
| 11. Chick-fil-A | 23. Two Eggs! |
| 12. Mellow Mushroom Stockbridge | |

SHOPPING

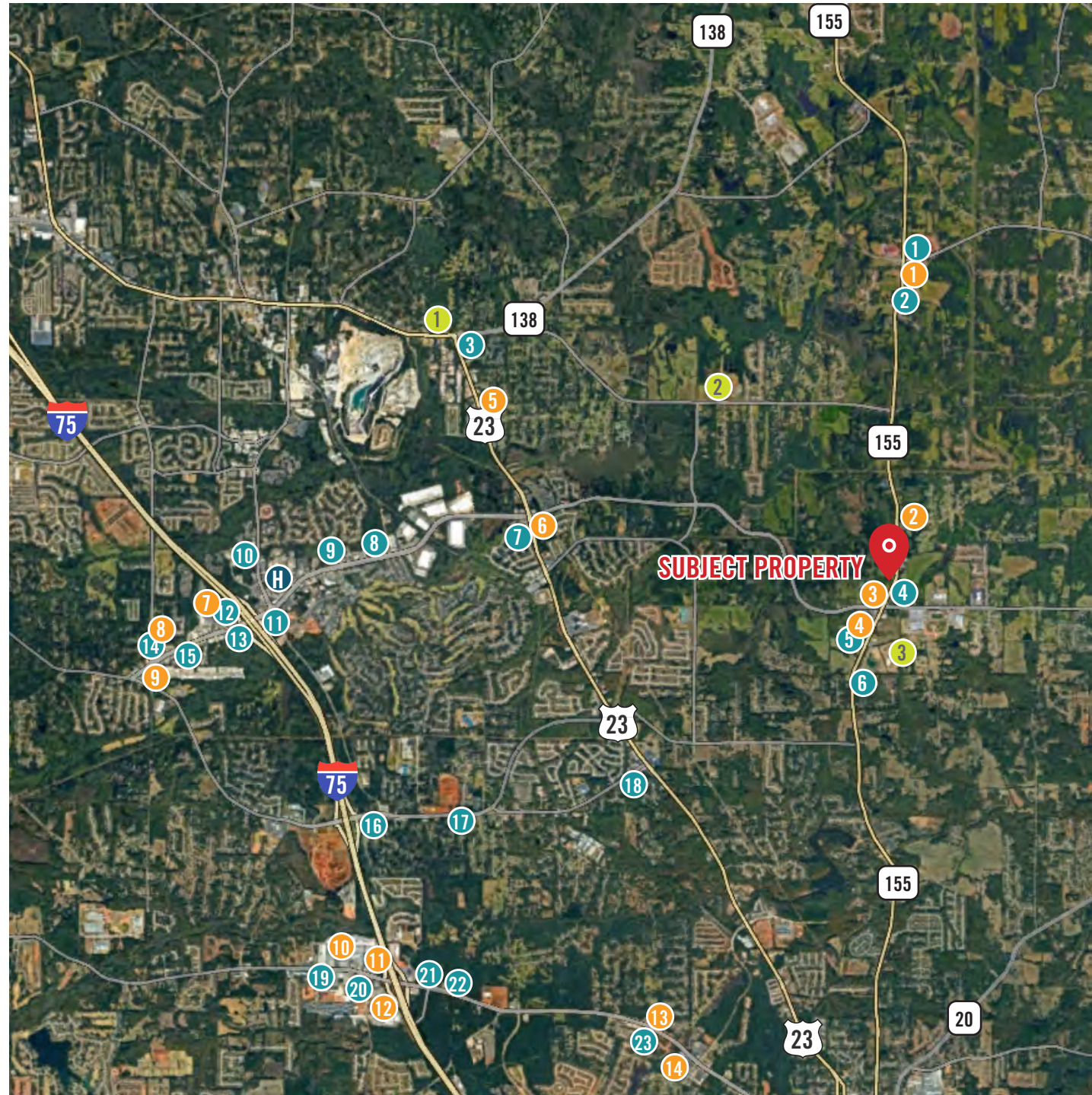
- | | |
|-------------------|----------------|
| 1. Publix | 8. Kroger |
| 2. Dollar General | 9. Walgreens |
| 3. Walgreens | 10. Target |
| 4. Kroger | 11. Home Depot |
| 5. Dollar General | 12. Sam's Club |
| 6. CVS | 13. ALDI |
| 7. Walmart | 14. Kroger |

RECREATION

1. Starlite Family Fun Center of Stockbridge
2. J.P. Moseley Park
3. Salem Park

HOSPITAL

1. Piedmont Hospital - Henry County

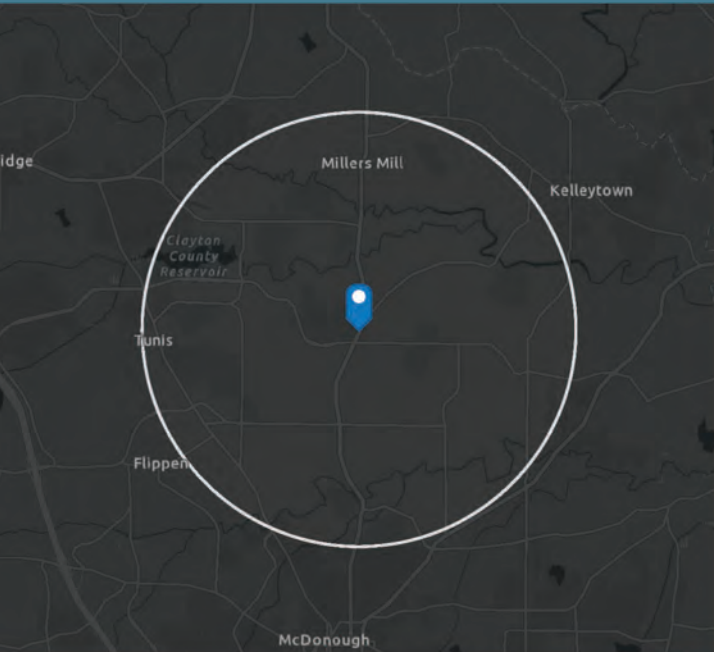


DEMOGRAPHIC OVERVIEW

Daily Traffic Counts

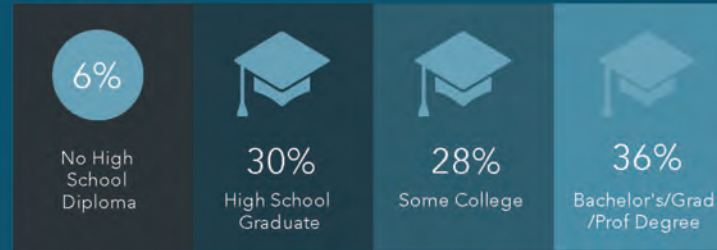
East Lake Road – 11,600 AADT

Hwy 155 North – 12,500 AADT



This infographic contains data provided by Esri. The vintage of the data is 2022, 2027. © 2023 Esri

EDUCATION



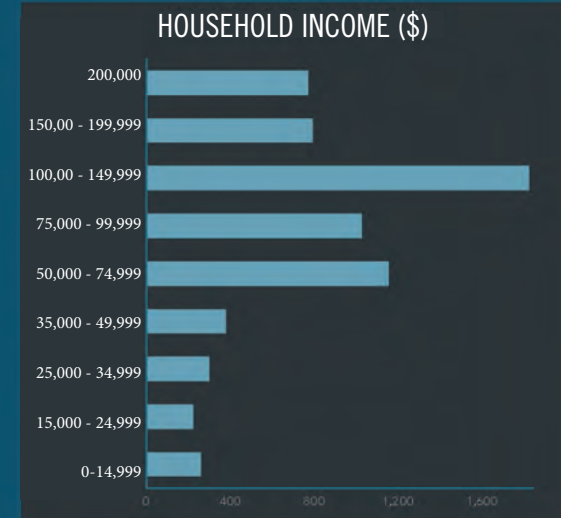
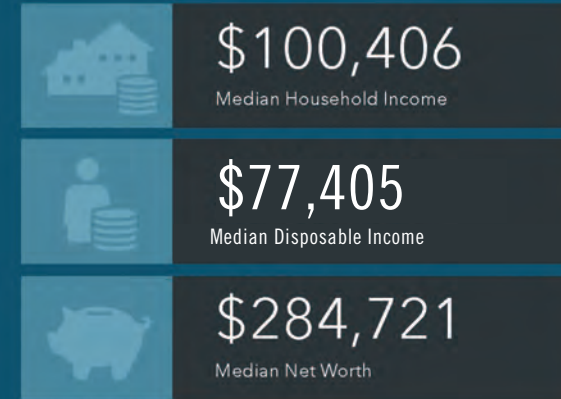
EMPLOYMENT



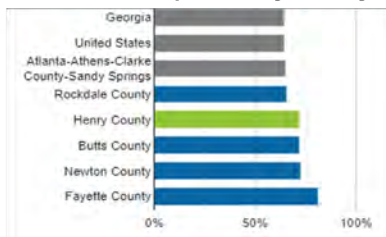
KEY FACTS



INCOME



Homeownership in Henry County



71.6%

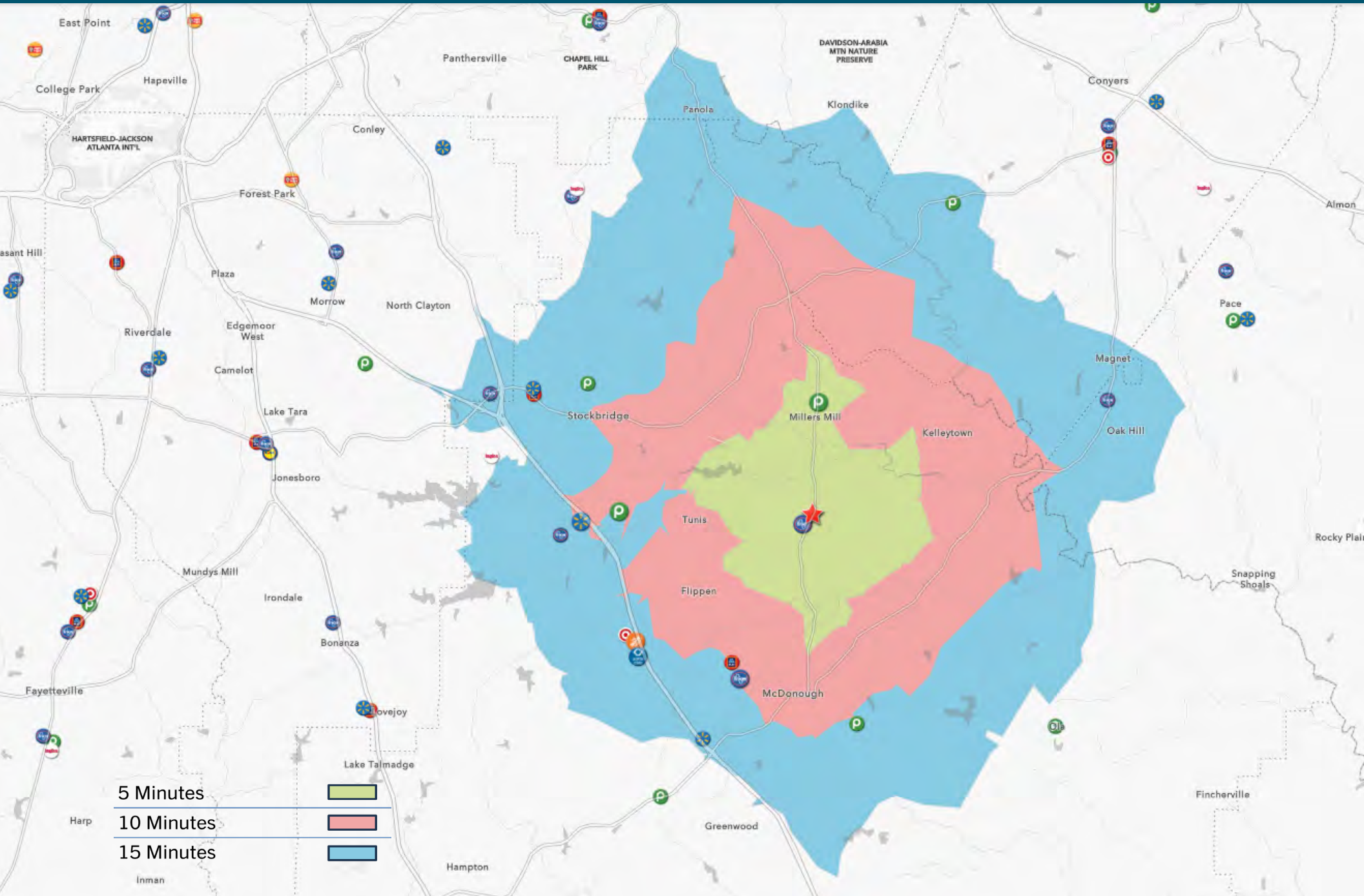
Housing units are owned by the primary resident in Henry County; compared to 64% across GA

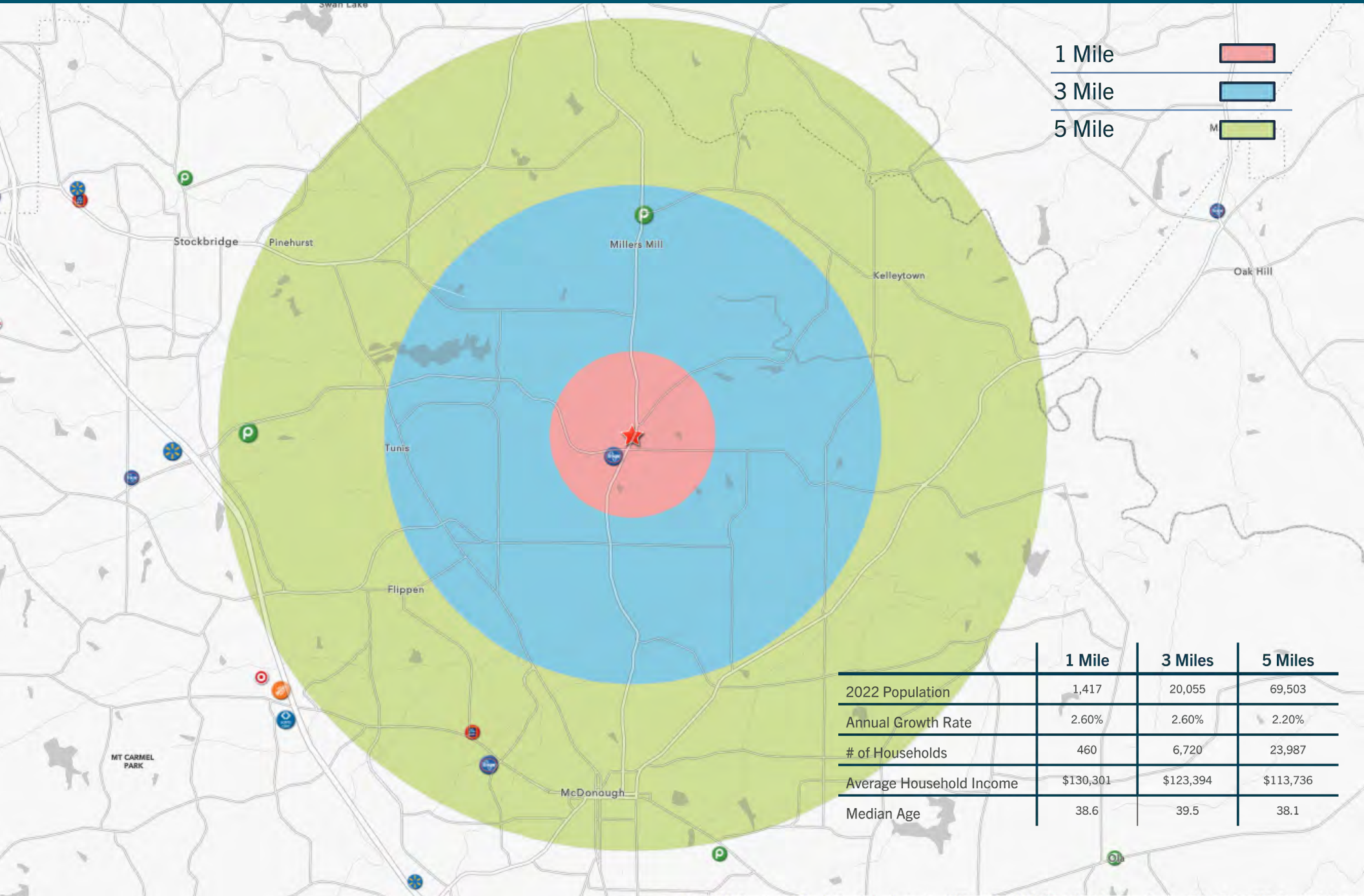
70%

increase in Henry County population by 2050

The estimated growth rate places Henry County second, behind only Forsyth County, for the largest population percentage change over the next thirty years.

DRIVE TIMES MAP





| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|-----------|-----------|
| 2022 Population | 1,417 | 20,055 | 69,503 |
| Annual Growth Rate | 2.60% | 2.60% | 2.20% |
| # of Households | 460 | 6,720 | 23,987 |
| Average Household Income | \$130,301 | \$123,394 | \$113,736 |
| Median Age | 38.6 | 39.5 | 38.1 |

