

FOR SALE OR LEASE

HOOTERS

1858 JONESBORO RD

McDonough, GA 30253

- LEASABLE AREA: 4,334 SF
- LAND AREA: 1.14 Acres (Pad Site)
- YEAR RENOVATED: 2018
- FORMER USE: Hooters Restaurant
- SALE PRICE: \$3,000,000
- LEASE PRICE: \$195,000 per year, triple net

FOR MORE INFORMATION, PLEASE CONTACT:

Mike Paeske

MikeP@netleasedmanagement.com
858-200-4264

Stephan Dirkes

sdirkes@cfisandiego.com
858-200-4275

Rich Lee, Broker of Record, GA license 433706
Net Leased Management, GA CORP license 80856

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management**

NEARBY TENANTS



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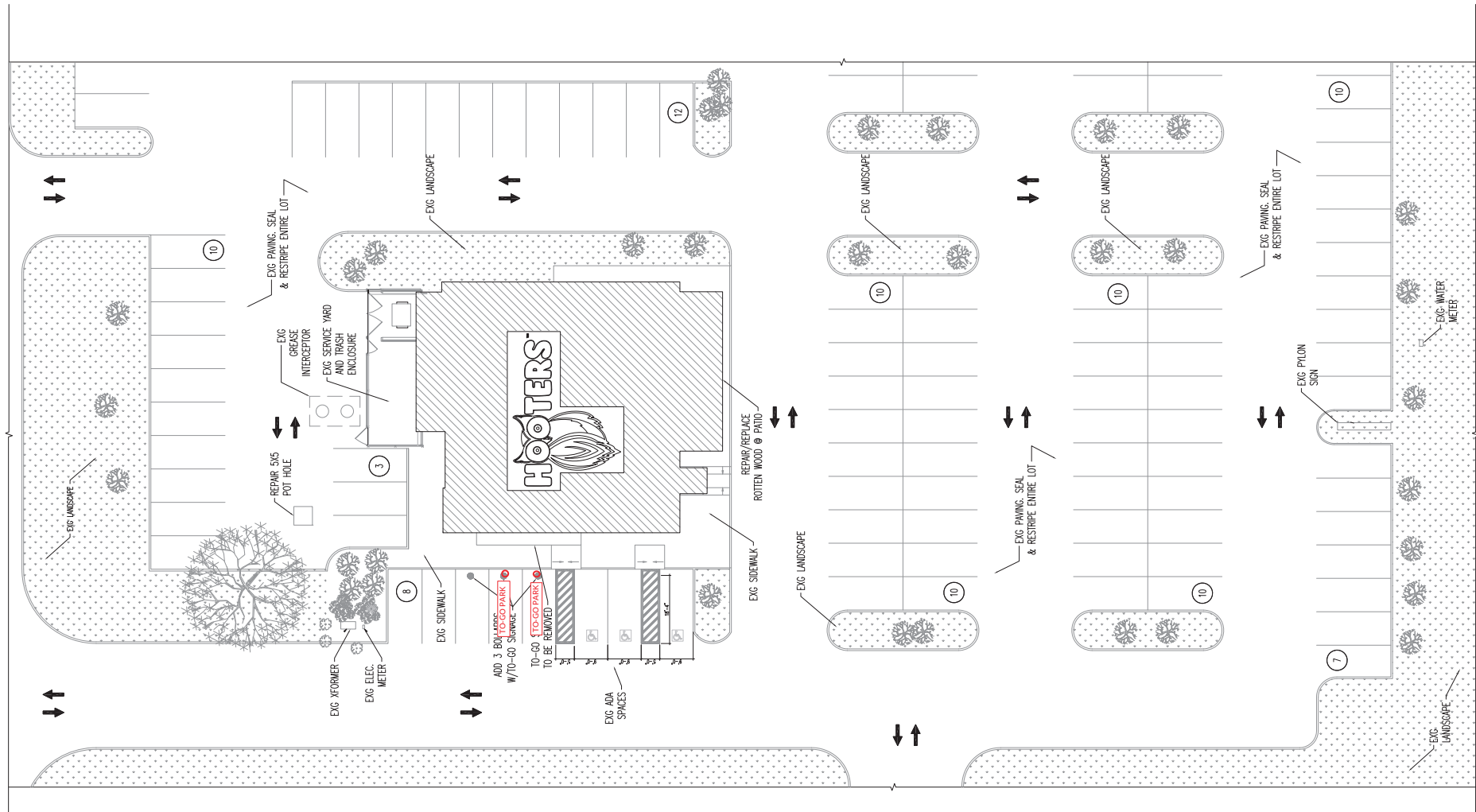
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SITE PLAN



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DEMOGRAPHICS



POPULATION

	1-MILE	3-MILES	5-MILES
2029 Projection	4,212	38,948	106,008
2024 Estimate	3,799	35,540	97,045
2010 Census	3,265	32,970	91,395



2024 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$102,930	\$97,737	\$87,353
Median	\$84,582	\$83,911	\$75,584

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**TRAFFIC VOLUME FOR JONESBORO RD
AND I-75 ARE 152,000 VEHICLES PER DAY**

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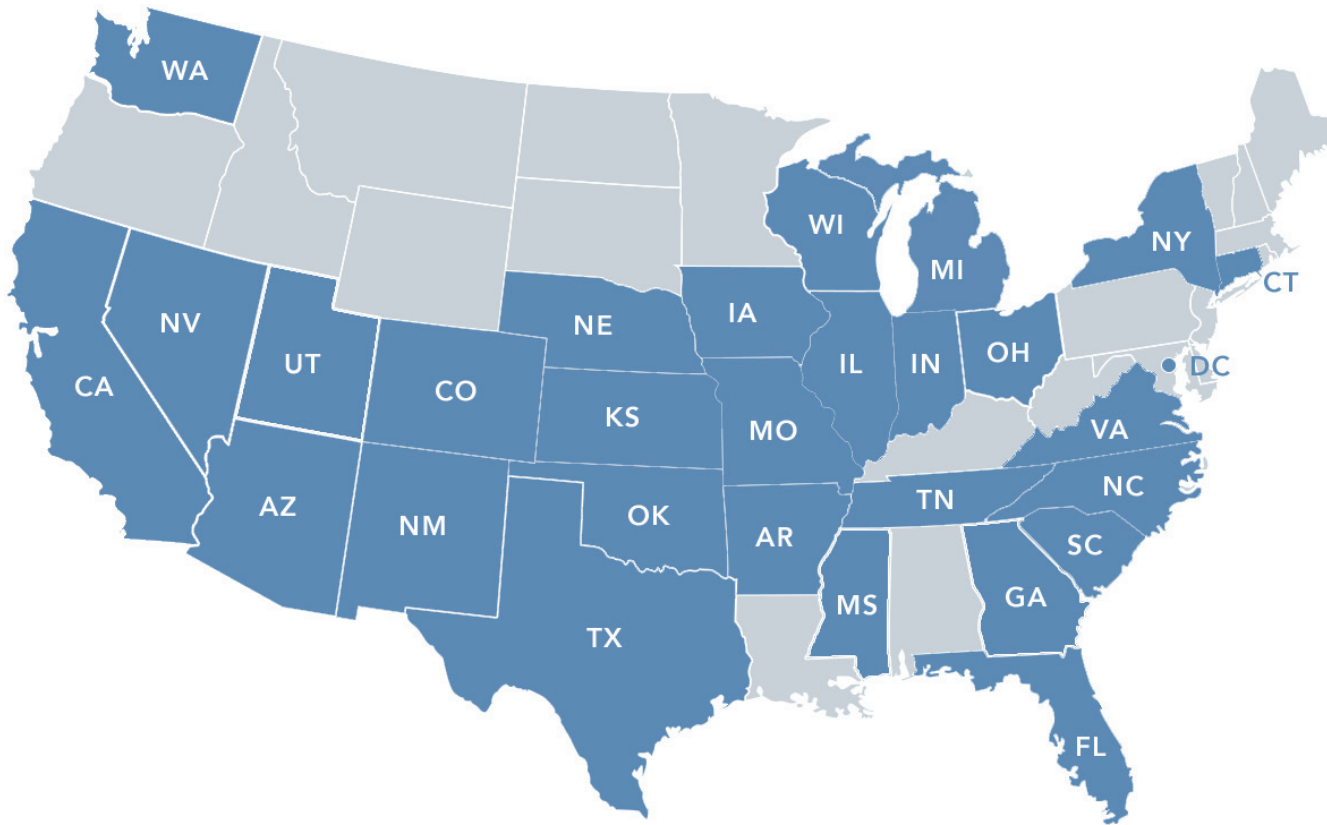
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WE PROVIDE ADMINISTRATIVE MANAGEMENT SERVICES FOR NET LEASED PROPERTIES NATIONWIDE



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*available in all 50 states