

SALE

DEVELOPMENT OPPORTUNITY - 1.01 AC

54 , 56 HWY 81 W

McDonough GA

SALE PRICE: \$1,340,000



PATRICK BARRY

ASSOCIATE BROKER

pbarry@cbcgeorgia.com

Cell: (478) 718-1806

Office: (478) 746-8171

990 Riverside Drive

Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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MCDONOUGH, GA

OFFERING SUMMARY

Sales Price:	\$1,340,000
Lot Size:	1.01 ac site
Property Usage:	Commercial
Traffic Count:	~22,400 Vehicles per Day on Hwy 81 and ~119,000 Vehicles per Day on I-75
I-75 Access:	~0.2 miles from I-75
Access:	One curb cut and easement to the hotel beside the property
Utilities:	All public utilities are available to site
Neighbors:	Walmart, Lowe's, Hobby Lobby, TJ Maxx, Dollar Tree, Chick-Fil-A, Starbucks, JC Pennys, Hilton Garden Inn, Panda Express, CookOut, Academy Sports, Texas Roadhouse, Miller's Ale House, Culver's, Dave & Buster's, BJ's Wholesale and many more!

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PROPERTY OUTLINE



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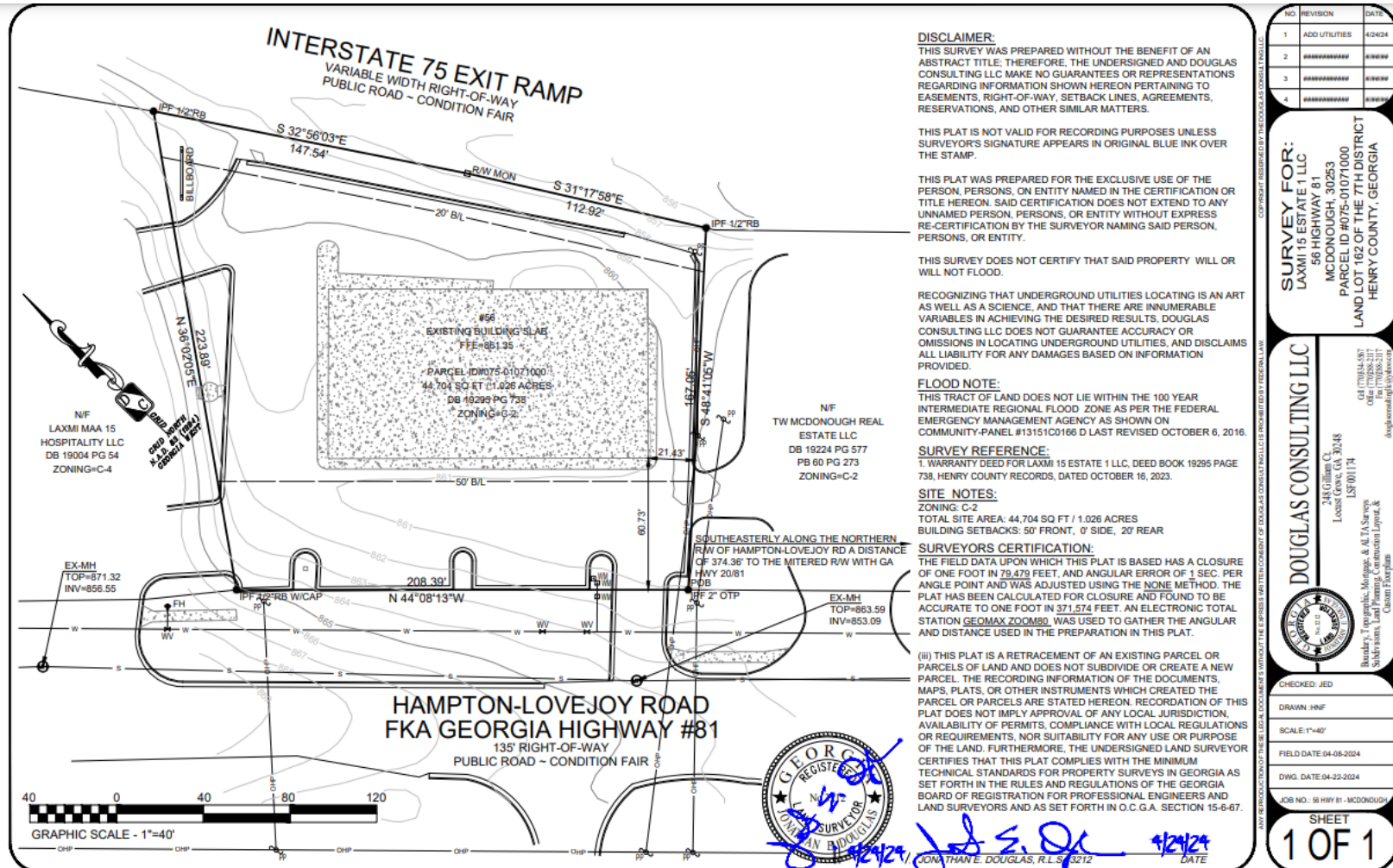


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PROPERTY SURVEY



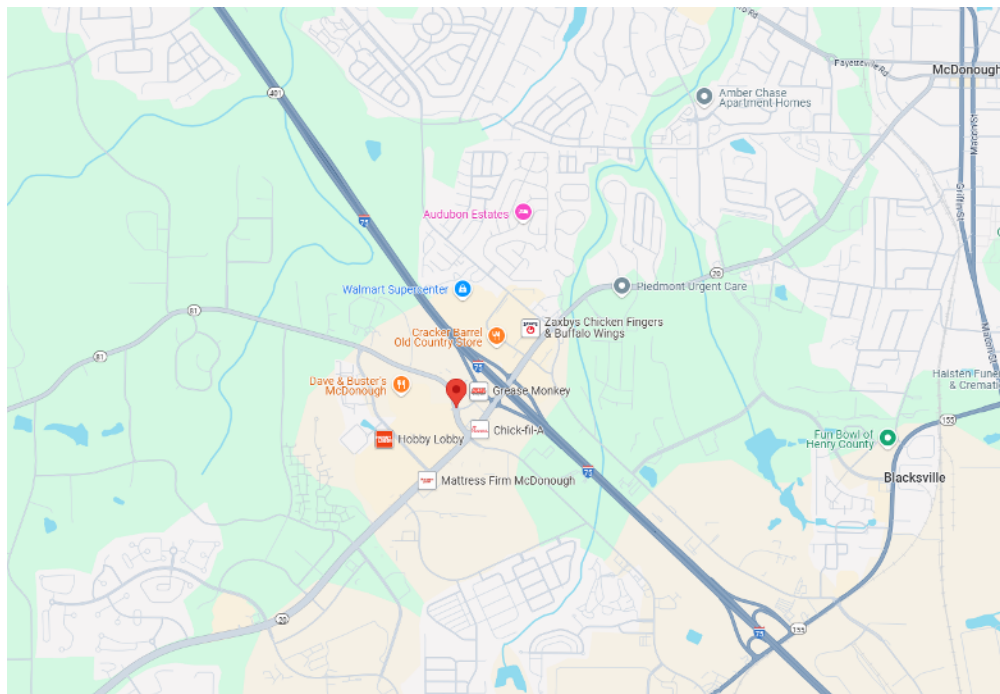
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DEMOGRAPHICS - 5 MILE RADIUS

KEY FACTS

86,497

Population



Average
Household Size

36.7

Median Age

\$87,114

Median Household
Income

EDUCATION

6%

No High
School
Diploma



30%

High School
Graduate



33%

Some College



31%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,893

Total Businesses



31,669

Total Employees

EMPLOYMENT



White Collar

60%



Blue Collar

26%



Services

13%

4.9%

Unemployment
Rate

INCOME



\$87,114

Median Household
Income



\$36,571

Per Capita Income



\$235,656

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (26.0%)

The smallest group: \$15,000 - \$24,999 (3.2%)

Indicator ▲	Value	Diff	
<\$15,000	5.6%	+1.4%	
\$15,000 - \$24,999	3.2%	+0.4%	
\$25,000 - \$34,999	4.2%	-0.5%	
\$35,000 - \$49,999	9.6%	-1.9%	
\$50,000 - \$74,999	19.5%	-0.1%	
\$75,000 - \$99,999	14.3%	+0.4%	
\$100,000 - \$149,999	26.0%	+2.7%	
\$150,000 - \$199,999	11.1%	-1.7%	

Bars show deviation from

Henry County ▼