



PRIME RETAIL LOCATION ON GA-155 S

386 GA-155 S, McDonough, GA 30253, USA

- Prime location on GA-155 S with high visibility and foot traffic.
- Spacious 27,020 sq ft building with expansive lot size for diverse business opportunities.
- Strong investment potential with solid NOI and appreciation prospects in McDonough.

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Property Summary

This strategically located retail property at 386 GA-155 S in McDonough, GA, presents an exceptional investment opportunity for savvy buyers seeking strong returns and long-term appreciation. Encompassing a generous 27,020 sq ft of building space on a 3.35-acre lot, this property boasts prime visibility and accessibility along a major thoroughfare, maximizing foot traffic and potential customer engagement.

With its capacity to accommodate various business formats, this property is poised for substantial tenant appeal. As a dynamic area with growing commercial activity, the potential for attractive lease terms enhances the overall return on investment (ROI), while the robust net operating income (NOI) makes it a savvy purchase for both current and future financial success.

Property Highlights

- ✓ High foot traffic area, critical for retail success.
- ✓ Large lot size allows for future expansion possibilities.
- ✓ Flexible space suitable for a variety of retail businesses.

Key Features

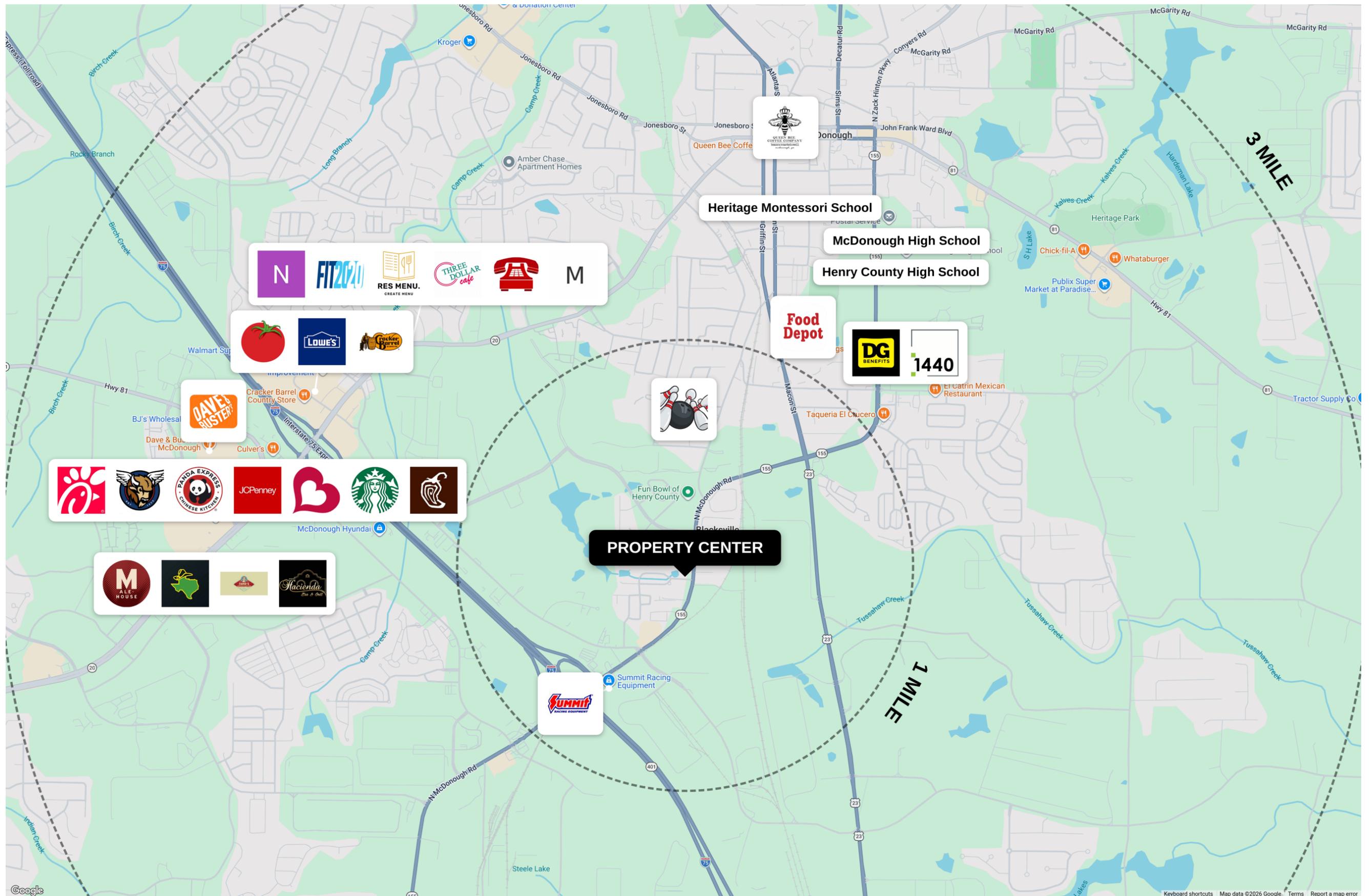
Property Type	Commercial/Retail
Building Size (GLA SF)	27,020 sq. ft.
Lot Size	3.35 acres
Year Built	Built 2004
Frontage	Frontage on GA-155 S



Property Images



Nearby Attractions



Location Summary

McDonough, GA, is rapidly developing into a commercial hub, making this retail property an attractive acquisition for investors seeking growth potential. The strategic location on GA-155 S ensures consistent customer exposure and access to a robust consumer base.

Location Highlights

- ✔ Located near major traffic intersections, ensuring high visibility.
- ✔ Proximity to other retail stores, attracting additional foot traffic.
- ✔ Accessible by multiple roadways, enhancing connectivity to surrounding areas.

Demographics

Metric	3 Mile	5 Mile	10 Mile
Total Population	74,306	126,210	283,489
Median Age	33.4	35.6	37.4
Average Household Size	3.03	3.10	2.97
Owner-Occupied Housing	63.4%	73.0%	73.5%

