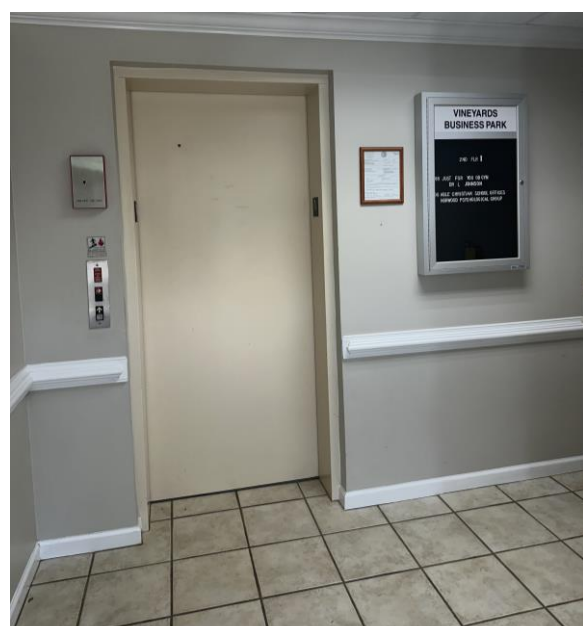


188 W CAMPGROUND RD & HWY 42, MCDONOUGH, GA 30532



HIGHLIGHTS

- FOR SALE AT \$1,350,00
- 10,544 Sf 2-story Brick Office Building
- 4 Tenant Suites
- Elevator Access
- Zoned Commercial
- Easy Access To I-75 - Only 3 Miles
- Hartsfield Jackson Atlanta Airport 20 Miles



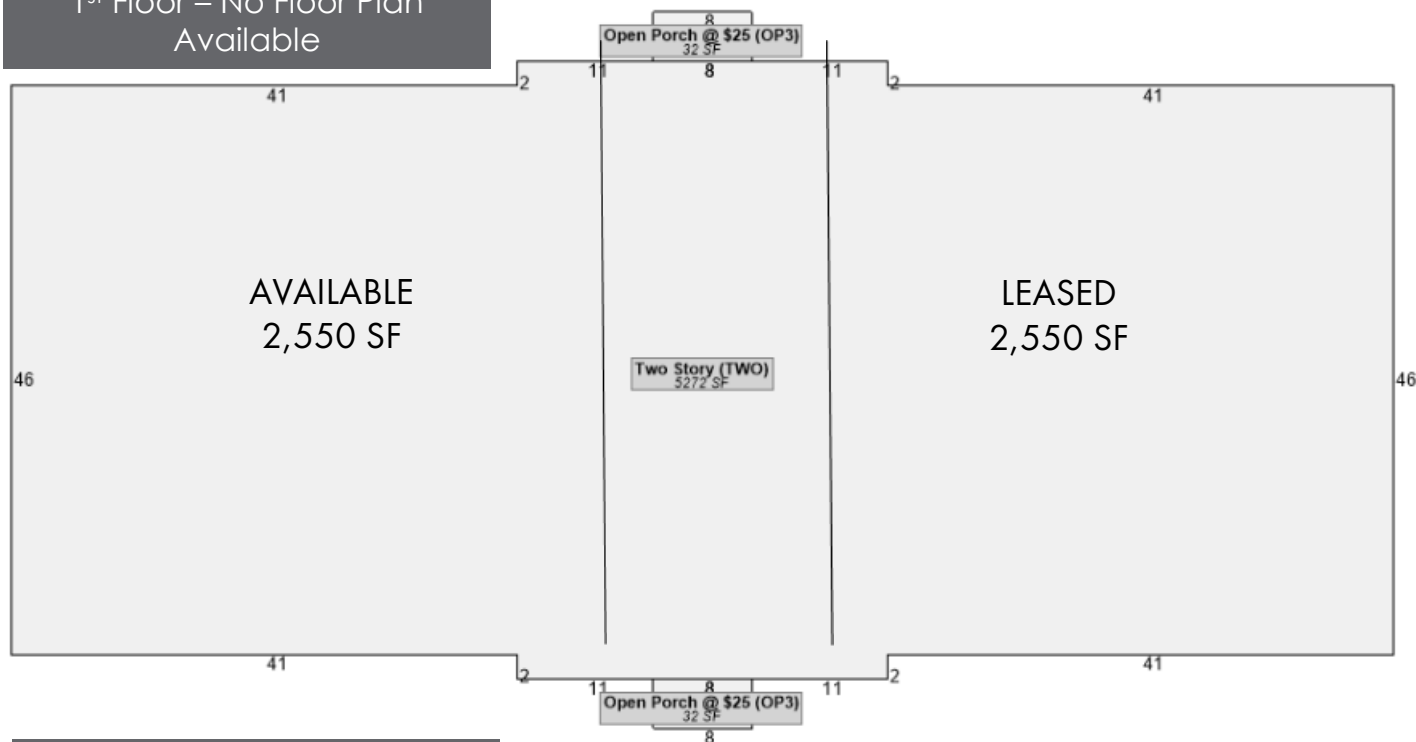
CONTACT

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678-333-5483
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404.578.2897
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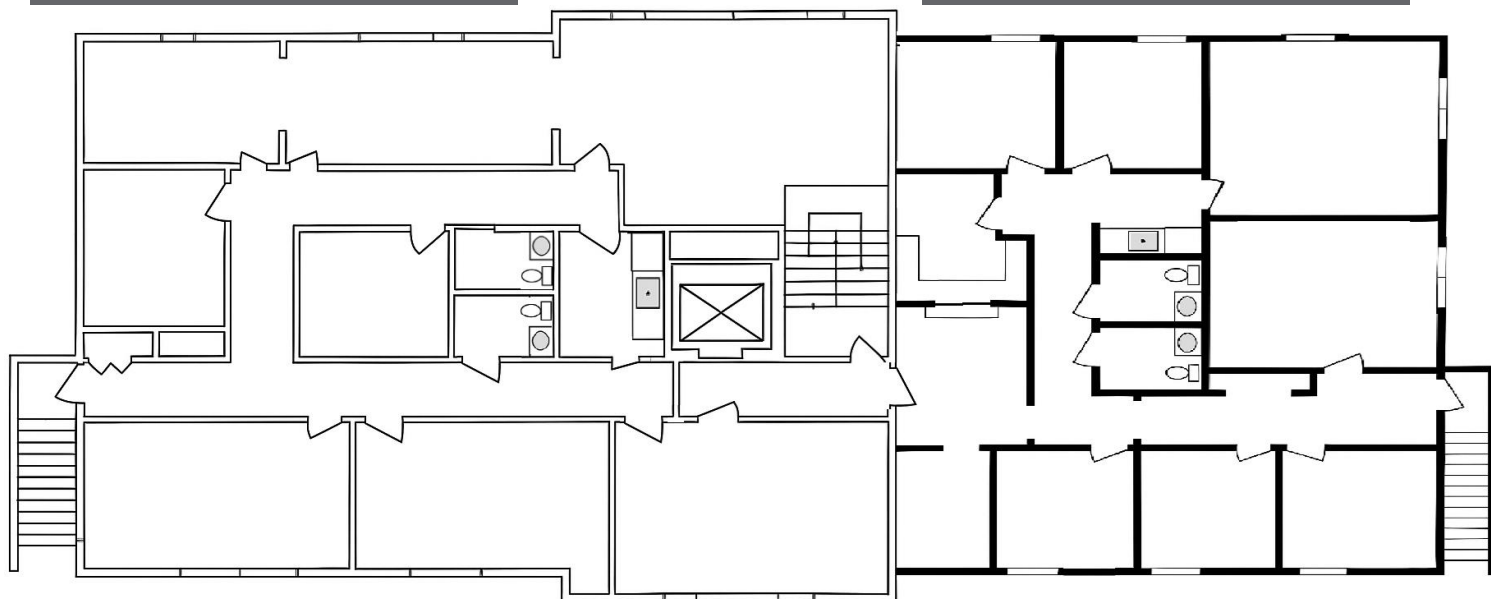
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1st Floor – No Floor Plan
Available



2nd Floor – Suite 188
1,900 SF LEASED

2nd Floor – Suite 190
3,200 SF LEASED



* Floor Plans are not 100% accurate

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PROPERTY SUMMARY

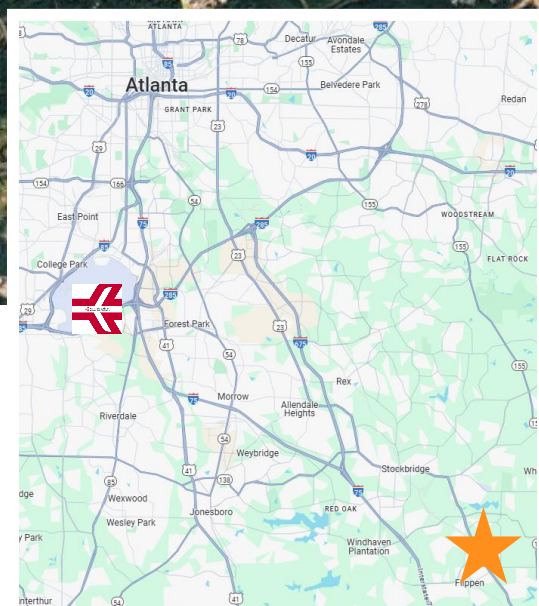
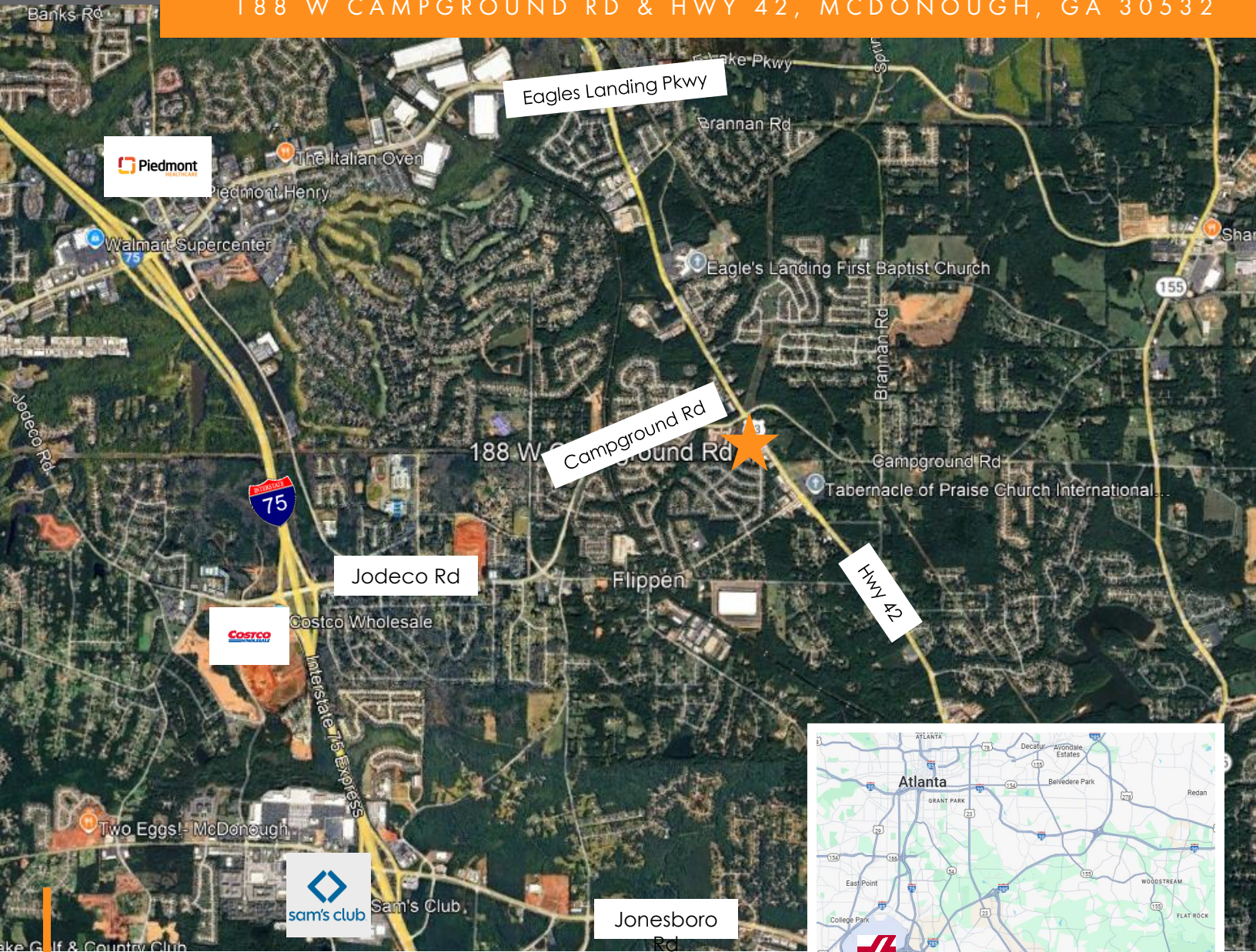
- Potential to assemble Office Building & Additional Land with Hwy 42 Road Frontage.
- Additional land listed with Franks & White (\$125,000 asking)
- Zoned Commercial
- Close to Piedmont Henry Hospital and Medical
- Great Access to I-75

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HENRY COUNTY BY QUICK NUMBERS

Population (2010)	205,039
Population (2021)	244,227
Population Growth	19.1% (2010-2021)
Population Forecast (2040)	351,691
Median Household Income	\$71,989
Unemployment Rate	5.7% (2021)
Median Age	36.9
High School Graduates or Higher	91.22%

Sources: U.S. Census Quick Facts and American Fact Finder; Georgia Department of Labor

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