



Jonesboro Rd

35,900 AADT '23

FOR LEASE OR SALE

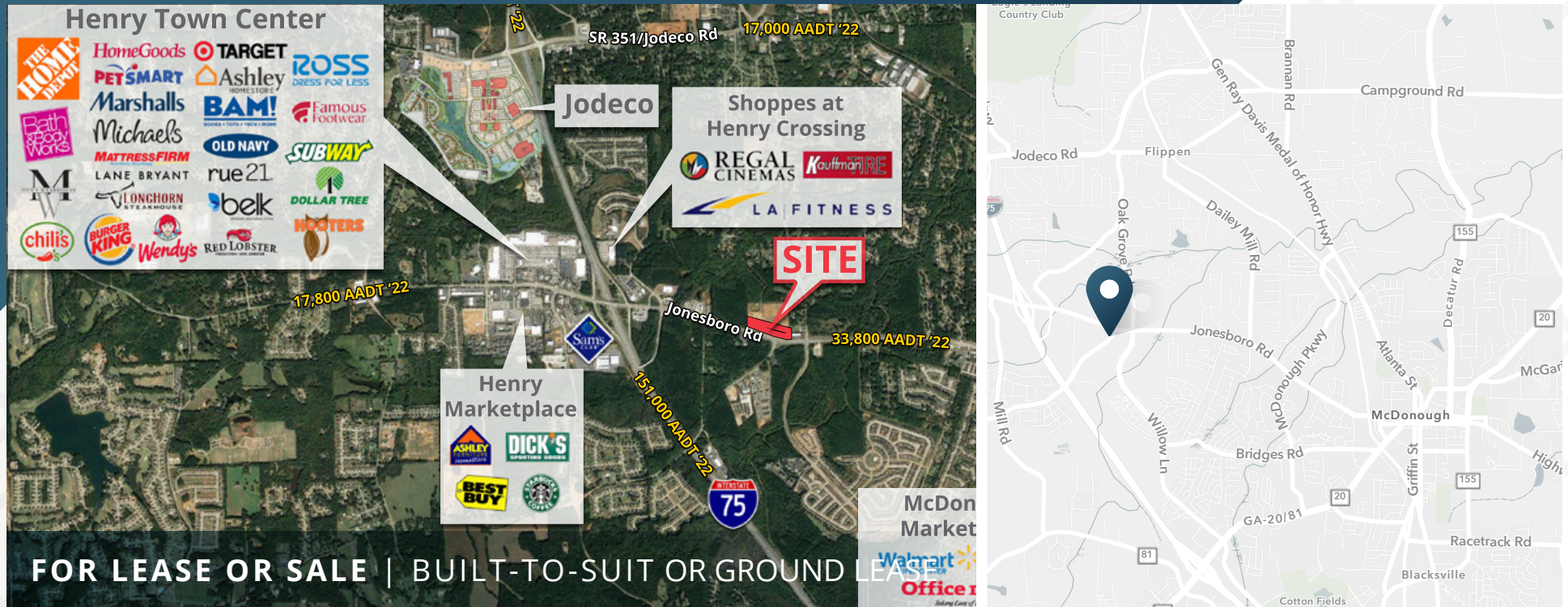
1180 Jonesboro Rd NE | McDonough, GA

Build-to-Suit or Ground Lease



1180 Jonesboro Rd NE

McDonough, GA 30253



FOR LEASE OR SALE | BUILT-TO-SUIT OR GROUND LEASE

1.29 AC

Parcel 1

0.80 AC

Parcel 6

Contact
Broker

Rates

View Drone
Footage



ABOUT THE PROPERTY

- New retail development in McDonough. Join Starbucks, City BBQ, and Racetrac.
- Pad ready condition
- I-75 Express Lane Park & Ride Lot behind Outparcels
- Ideal for quick serve and casual dining restaurants
- Direct access to traffic light
- [Interconnectivity with Oak Grove Vista 348 unit mixed-use apartment community development \(Link\)](#) (under construction)
- [Neighboring site proposes 850 apartments \(Link\)](#)

JOIN THESE RETAILERS



Walgreens



TRAFFIC COUNTS

Jonesboro Rd NE
I-75

Year: 2022 | Source: GDOT

33,800 VPD
151,000 VPD



Henry Town Center

- THE HOME DEPOT
- HomeGoods
- PET SMART
- Marshall's
- Bath & Body Works
- Michael's
- MATTRESS FIRM
- LANE BRYANT
- LONGHORN STEAKHOUSE
- chili's
- BURGER KING
- Wendy's
- RED LOBSTER
- pop shelf
- TARGET
- ROSS DRESS FOR LESS
- Ashley HOMESTORE
- BAM!
- OLD NAVY
- SUBWAY
- Famous Footwear
- SIERRA
- DOLLAR TREE
- belk
- edible

Shoppes at Henry Crossing

- REGAL CINEMAS
- LA FITNESS
- HARBOR FREIGHT TOOLS
- MAVIS TIRES & GRAPES

Oak Grove Vista
348 Multi-Family/Mixed-Use
Residents move in
March 2025

260 TH & 96 Retail spaces
Approved
Construction Expected
Jan/Feb 2025

SITE

Henry Marketplace

- BEST BUY
- DICK'S SPORTING GOODS
- FLOOR DECOR

Sam's Club

- SKY ZONE

McDonough West Plaza

- ALDI
- Goodwill
- CAFO
- DOLLAR TREE
- planet fitness

- WALMART
- McDonald's

McDonough Crossing

- Kroger
- Pepp Boys
- SYNOVUS
- CHASE
- WORKOUT ANYTIME
- Pizza Hut
- Precision Tires & Auto Care
- WAFLE HOUSE



193,000 AADT '23

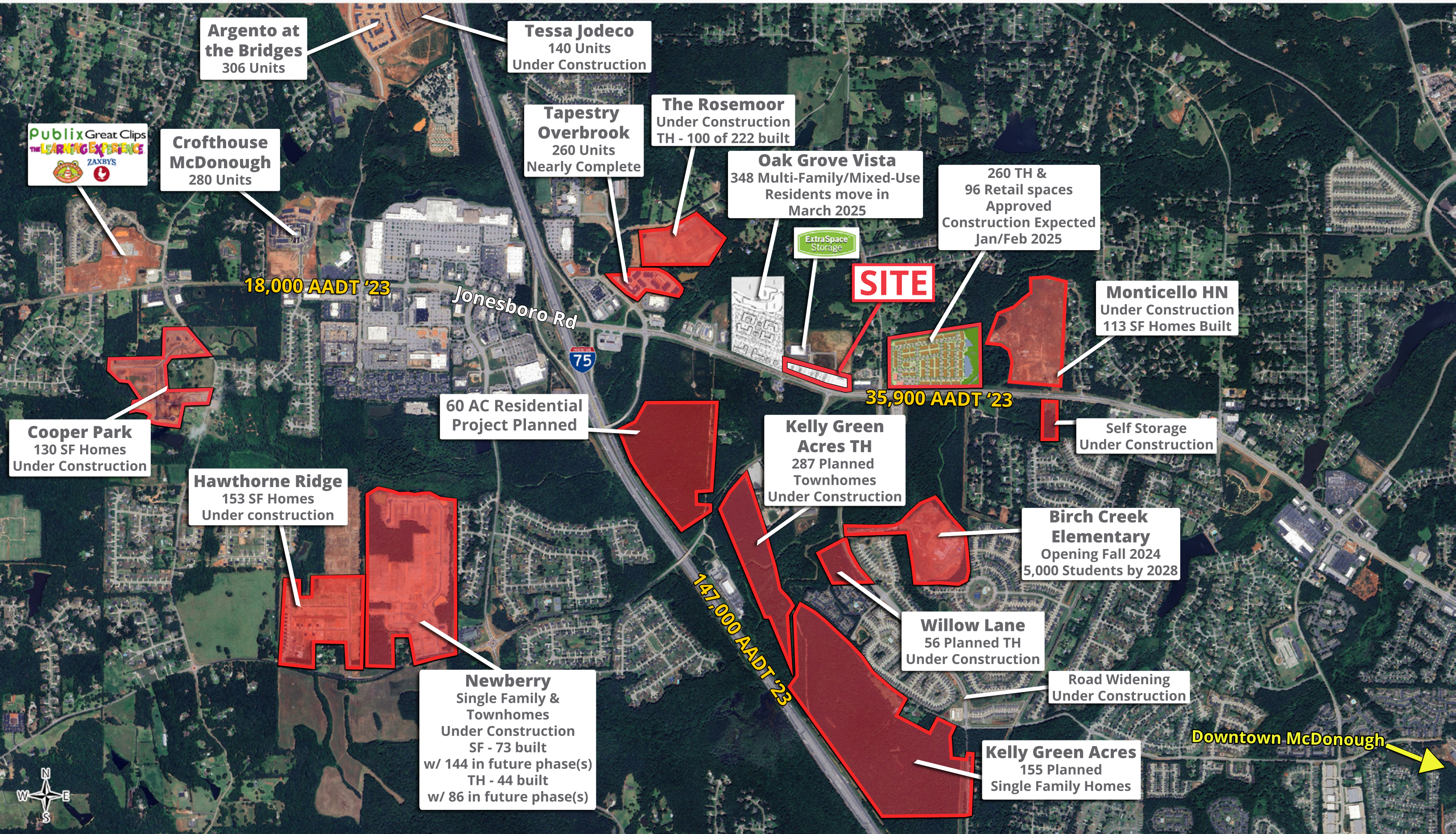
35,900 AADT '23

147,000 AADT '23



Jonesboro Road Development Activity

McDonough, GA





RESURGENS
ORTHOPAEDICS

WAFFLE
HOUSE

TALE
5

Oak Grove Vista
348 Multi-Family/Mixed-Use
Residents move in
March 2025

Future
 ATL
ATLANTA-REGION
TRANSIT LINK AUTHORITY

QT
QuikTrip

SHERWIN
WILLIAMS

DUNKIN'

Schnitz

ExtraSpace
Storage

Under Contract
to Regional
Breakfast

Jonesboro Rd

35,900 AADT '23

Parcel 1
Open

Opening
Dec 2024

Parcel 6
Open

City BARBEQUE
Ranked #1
in State
(Chain)

RaceTrac
Opening
Dec 2024

Drone Footage

1180 Jonesboro Road



Site Overview



Drone Footage

1180 Jonesboro Road

Apartment Site

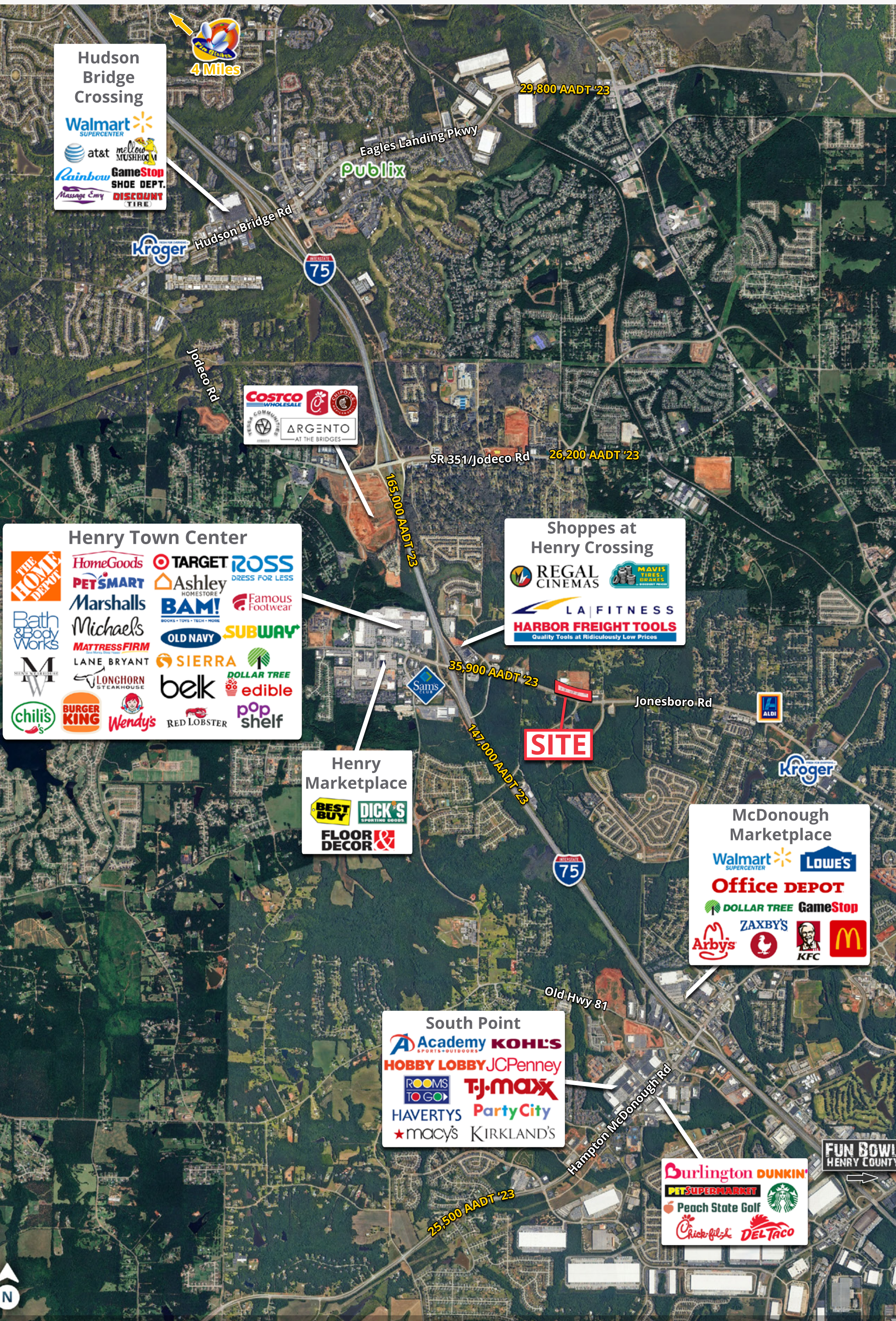
Adjacent Apartment Complex with 348 units currently under construction

View 1



Adjacent Apartment Complex with 348 units currently under construction

View 2



Hudson Bridge Crossing

- Walmart SUPERCENTER
- at&t
- GameStop
- SHOE DEPT.
- DISCOUNT TIRE
- Rainbow
- Massage Envy

Kroger

COSTCO WHOLESALE

ARGENTO AT THE BRIDGES

Henry Town Center

- THE HOME DEPOT
- HomeGoods
- PET SMART
- Marshall's
- Michael's
- MATTRESS FIRM
- LANE BRYANT
- LONGHORN STEAKHOUSE
- chili's
- BURGER KING
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Henry Marketplace

- BEST BUY
- DICK'S SPORTING GOODS
- FLOOR & DECOR

Shoppes at Henry Crossing

- REGAL CINEMAS
- LA FITNESS
- HARBOR FREIGHT TOOLS

McDonough Marketplace

- Walmart SUPERCENTER
- LOWE'S
- Office DEPOT
- DOLLAR TREE
- GameStop
- ZAXBY'S
- Arby's
- KFC
- McDonald's

South Point

- Academy SPORTS+OUTDOORS
- KOHL'S
- HOBBY LOBBY
- JCPenney
- ROOMS TO GO
- TJ-MAXX
- HAVERTYS
- Party City
- macy's
- KIRKLAND'S

Burlington DUNKIN'

- PET SUPERMARKET
- Starbucks
- Peach State Golf
- Chick-fil-A
- DEL TACO

FUN BOWL HENRY COUNTY



DEMOGRAPHIC HIGHLIGHTS

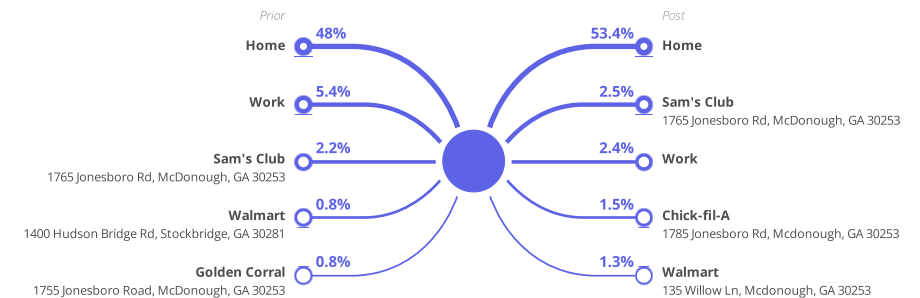
Population	1 mile	3 miles	5 miles
2022 Estimated Population	4,595	42,719	95,185
2027 Projected Population	5,033	44,372	99,212
Projected Annual Growth Rate 2022 to 2027	1.84%	0.76%	0.83%
Daytime Population			
2022 Daytime Population	4,027	39,428	99,513
Workers	1,670	17,449	48,963
Residents	2,357	21,979	50,550
Income			
2022 Est. Average Household Income	\$88,084	\$99,799	\$99,681
2022 Est. Median Household Income	\$71,005	\$78,162	\$77,840
Households & Growth			
2022 Estimated Households	1,624	15,266	33,935
2027 Estimated Households	1,768	15,842	35,378
Projected Annual Growth Rate 2022 to 2027	1.71%	0.74%	0.84%
Race & Ethnicity			
2022 Est. White	22%	25%	25%
2022 Est. Black or African American	63%	59%	59%
2022 Est. Asian or Pacific Islander	4%	4%	5%
2022 Est. American Indian or Native Alaskan	0%	0%	0%
2022 Est. Other Races	4%	4%	4%
2022 Est. Hispanic	8%	9%	8%

MOBILE DATA & FOOT TRAFFIC INSIGHTS

Trade Area | Henry Town Center



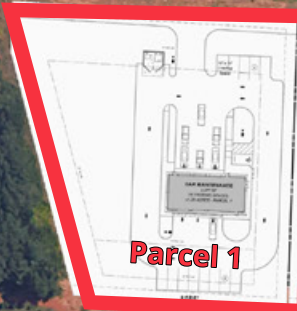
Customer Journey | Henry Town Center



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

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McDonough, GA 30253



Parcel 1



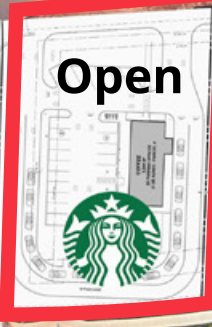
Open

City BARBEQUE



**Opening
Dec 2024**

RaceTrac



Open



Parcel 6

Jonesboro Rd

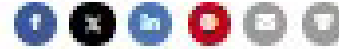
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Vista Residential Partners Announces Groundbreaking for 302 Unit Multifamily Development, Oak Grove Vista, in McDonough, GA



NEWS PROVIDED BY
Vista Residential Partners →
04 Dec. 2023, 10:30 ET

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MCDONOUGH, Ga., Dec. 4, 2023 (PRNewswire) – Vista Residential Partners, a national multifamily development firm, has broken ground on Phase I of a two-phase mixed-use development, Oak Grove Vista. The development is a joint venture between Atlantic American Partners, Township Capital, and Vista Residential Partners, with financing provided by Trustmark Bank and First National Bank.

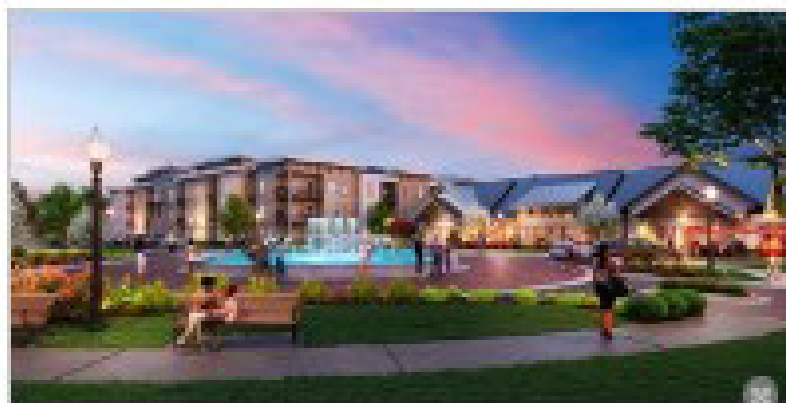
Located in the burgeoning suburban enclave of McDonough, Georgia, Phase I of Oak Grove Vista will include 302 multifamily units defined by a low-density residential community feel with a central amenity area including a pool, gym, and club room.

The entirety of the mixed-use development will include 348 multifamily units and 40,000 square feet of commercial space along Jonesboro Road. Phase I of Oak Grove Vista will be a defining luxury asset in McDonough complemented by nearby commercial space and servicing pent-up residential demand.



Aerial View of Oak Grove Vista

The Property's strategic location off of I-75 will connect future residents to 53M SF of prime logistics and E-commerce centers, over 400,000 jobs along I-75 North, Hartsfield Jackson International Airport, Henry County's growing healthcare industry, and the CBD job centers of Midtown and Downtown Atlanta. McDonough is rapidly becoming a major hub for logistics and e-commerce, with over 75,000 jobs in these industries in the immediate area. This growth is indicative of the city's strategic location and its commitment to supporting next-generation industries. McDonough's logistical infrastructure is essential to the Atlanta metro area, and it is poised to play an even greater role in the decades to come.



Residents at Oak Grove Vista will be able to enjoy luxurious amenities, along with 30,000 SF of walkable retail and restaurants.

"We are excited to expand our presence within McDonough," said Chase Beasley, Managing Director for Vista, said in the release. "This is our second community in this burgeoning pocket of Henry County, and we have strategically aligned our homes and amenities to provide a superior living experience in a location providing all of life's comforts within close proximity to downtown Atlanta."

Major economic and population growth in McDonough has been met with minimal new multifamily developments. The Property's frontage along Jonesboro Road will be further accented by an adjacent retail development which is to include a national coffee concept, RaceTrac gas station and additional restaurant concepts.

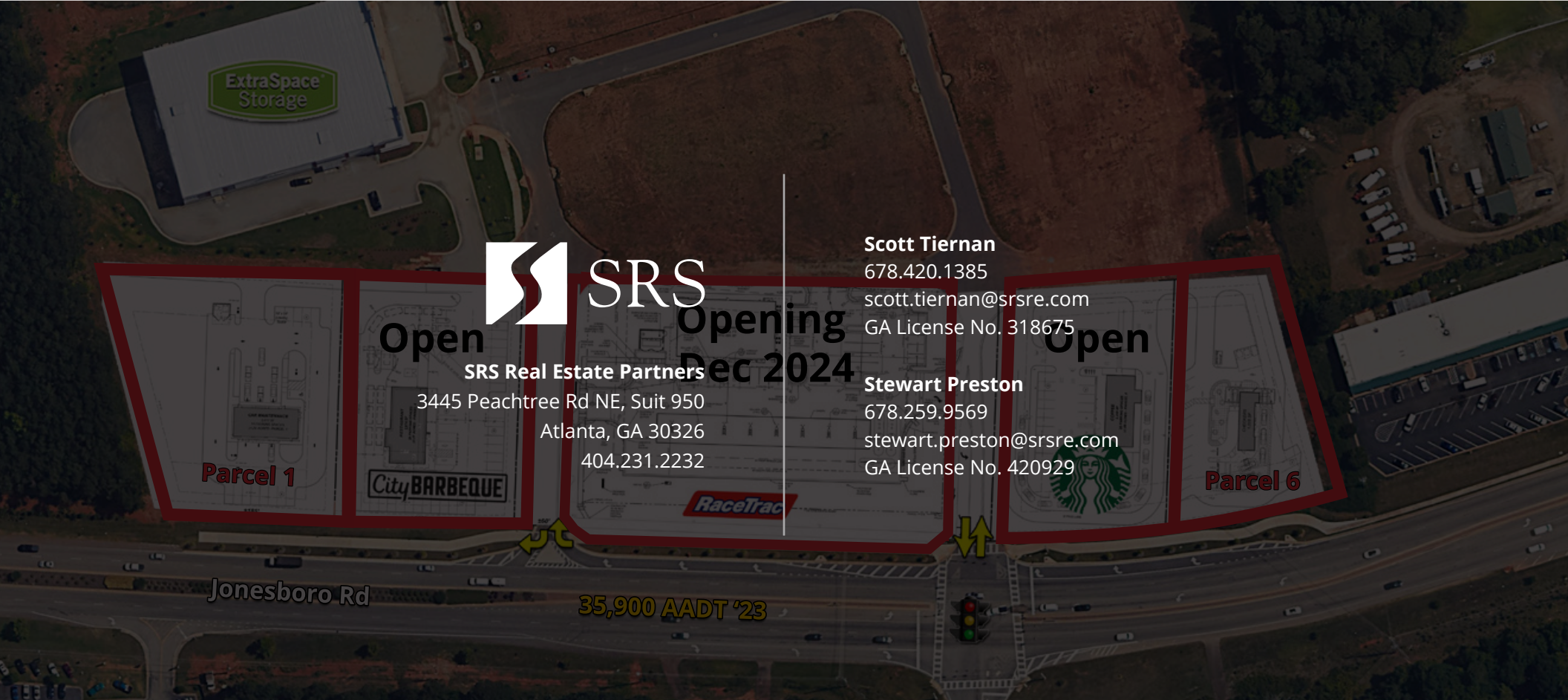
"Henry County continues to see very strong population and job growth. Oak Grove Vista is designed to meet the growing demand for housing in this region," said Michael Neyhart, Chief Investment Officer for Vista Residential Partners. "We are excited to embark on a new relationship with the teams at Atlantic American Partners and Township Capital and are grateful for the trust they have placed in Vista."

The community will offer a mix of one-, two-, and three-bedroom apartment homes averaging 1,000 square feet, along with 8 carriage homes providing direct access garages. Designed by architect Niles Bolton, the garden-style apartments will feature stainless steel appliances, 9-foot ceilings, vinyl plank flooring, in-unit washers and dryers, and dining-size kitchen islands. Oak Grove Vista will also feature a luxury clubhouse, resort-style pool, co-working space, fitness center, a large pet park, 24/7 package concierge, and 40,000 SF of walkable retail and restaurants.

CONTACT: Natalie de Cuardola, ndg@vistarp.com

SOURCE: Vista Residential Partners

[CLICK HERE >](#)
FOR ARTICLE



Open

SRS Real Estate Partners

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**Opening
Dec 2024**

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Open

Parcel 1

City BARBEQUE

RaceTrac

Parcel 6

Jonesboro Rd

35,900 AADT '23

SRSRE.COM

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