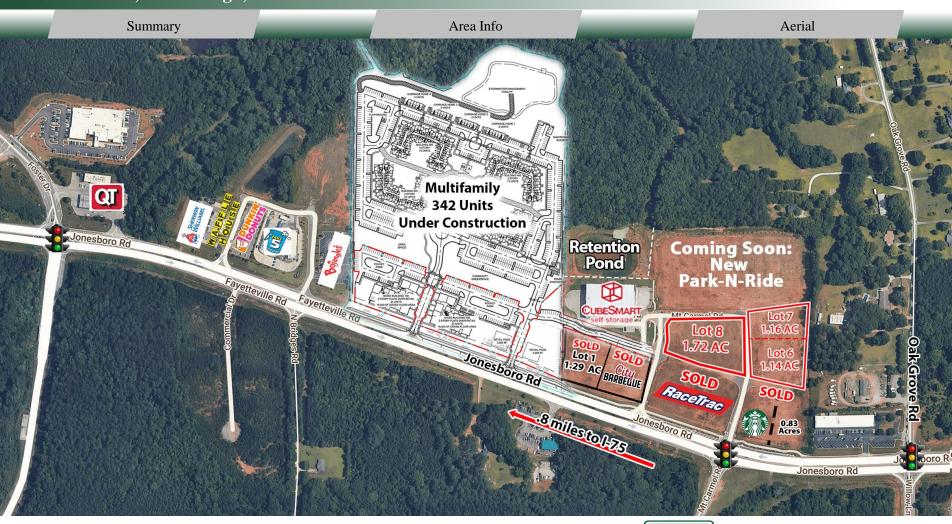
NEW Park-N-Ride (Coming Soon) INTERIOR PARCELS AVAILABLE I-75 Exit 221- Jonesboro Road/Lovejoy Jonesboro Road, McDonough, GA 30253





CONTACT

Patty Burns, CCIM, ALC 478-746-9421 Office 478-951-5100 Cell patty@fickling.com Trip Wilhoit, CCIM, ALC 478-746-9421 Office 478-960-4080 Cell trip@fickling.com



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Summary Area Info Aerial

PROPERTY INFORMATION

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County:

Utilities:

Topography:

Traffic Count:

Property Address: Jonesboro Road

McDonough, GA 30253

County water and sewer

Henry

Flat

Jonesboro Road – 40,292

Oak Grove Church Road - 5,691

Mt Carmel Drive – 9,263

Willow Lane -3.920

SITE

Site Size: $4.02 \pm Acres$

Interior lots of all sizes and dimensions

C-3

Zoning: Highway Commercial

1 Mile 3 Miles 5 Miles **Demographics** 2023 **Population** 4,351 42,501 95,367 Avg HH Income \$67,882 \$94,905 \$95,891 Median Age 33.9 35.6 35.9

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NEARBY BUSINESSES

Nearby businesses include Sam's Club, Regal Cinemas, HomeGoods, Staples, Longhorn's, Chick-fil-A, Cheddar's, BB&T Bank, LA Fitness, and many more retailers, restaurants, and businesses.

NOTES: 348-unit Multifamily community (under construction) is being built on the 33 acre site adjacent west of the parcels and will have a connecting road that exits the multifamily community at the traffic signal at Mt. Carmel Rd.

LOCATION

Property is located **.8 miles from I-75** in a very high visibility, high traffic area at the **signalized intersection** of Jonesboro Rd and Mt Carmel Rd. Property is approximately 30 miles from Hartsfield-Jackson Atlanta Airport.

NOTES

New Park-N-Ride coming soon. Outparcels and Interior lots are available. See Proposed Conceptual included in the marketing package. Lot 10 sold to CubeSmart Self Storage, a climate-controlled self storage facility. The Park-N-Ride will be used by Express Commuter Coaches. Express Commuter Coaches will service downtown and midtown Atlanta with additional service to Hartsfield-Jackson International Airport.

Sale Price:

\$700,000 Per Surveyed Acre

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Summary Area Info Aerial

PROPERTY AERIAL



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