

**Office Space For Lease**  
**232 Racetrack Road**  
**McDonough, GA 30252**



- Lot Size:** 0.94 AC
- Building Size:** 7,500 SF
- Available Space:** 2,150 SF
- Zoning:** Commercial
- Utilities:** All utilities available
- Traffic:** S Zack Hinton Pkwy: 20,900 VPD  
Racetrack Rd: 15,600 VPD
- Built:** 2009
- Tenants:** Leo's Café, Archie's Sporting Goods
- Neighbors:** Clean 360 Car Wash, O'Reilly Auto Parts, PDI Showroom, General Storage - McDonough, Papa John's, Dollar General, Marco's Pizza, Signs by Lighting Maintenance, SecurCare Self Storage, and Southern Tire.
- Notes:** 2,150 SF office ideal for general or medical office use. Space has a lobby, reception, work area, 3 offices, conference room, 2 restrooms, and a break room. Could be modified for retail.

	<u>2020 Demos</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Population</b>		6,685	36,650	72,356
<b>Avg. HHI</b>		\$70,323	\$76,129	\$87,434
<b>Median Age</b>		31.1	32.6	34.7

**Lease Price: \$15.00 psf/NNN**

**FOR MORE  
 INFORMATION  
 CONTACT**

**Trip Wilhoit, CCIM, ALC**  
 478-746-9421 (O)  
 478-960-4080 (C)  
 trip@fickling.com

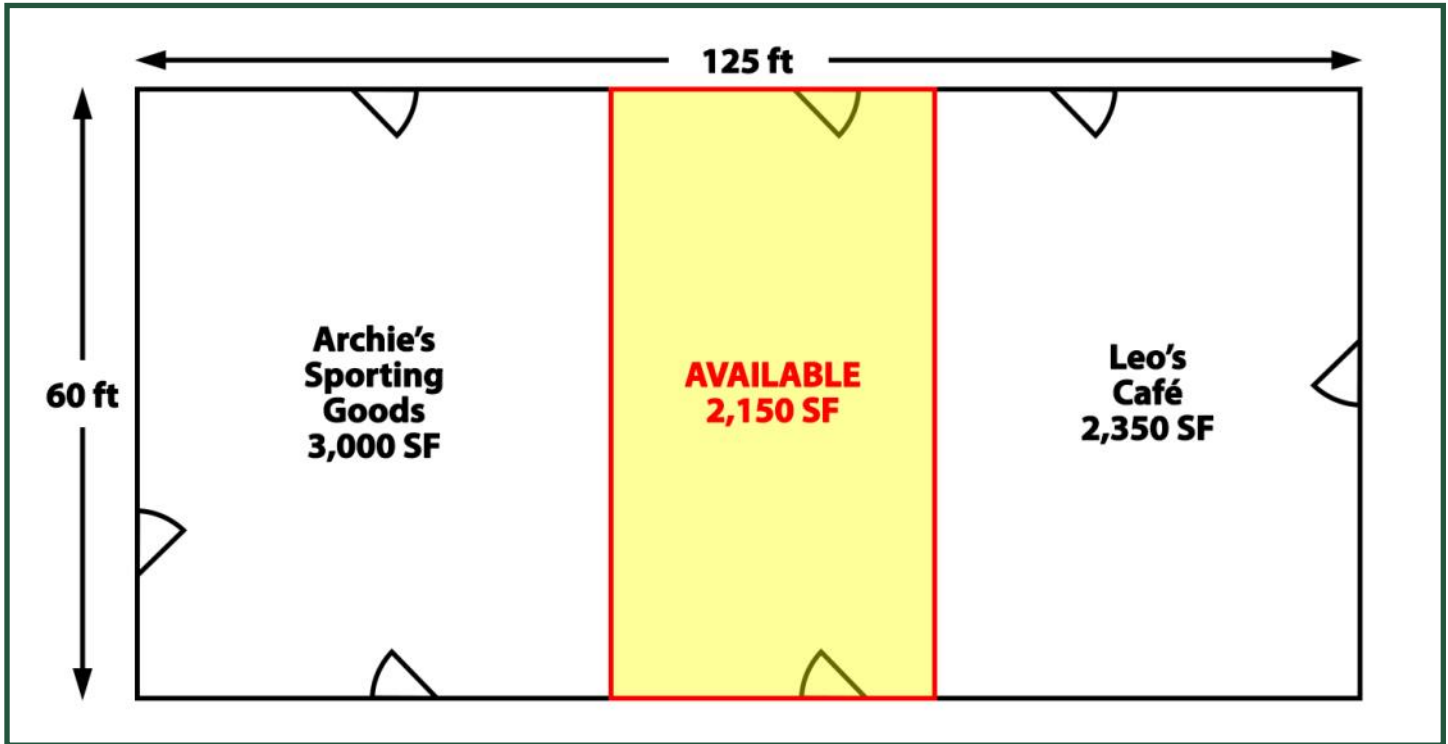
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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015  
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# SITE PLAN



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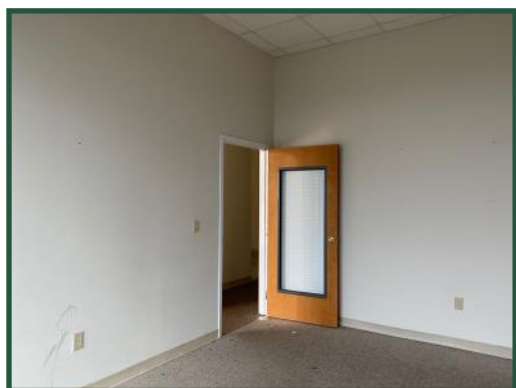
## Photos



Front Desk



Office



Office



Office



Lobby



Lobby

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# AERIAL



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