

SALE OR LEASE

AUTO DEALERSHIP

470 Highway 155 S, McDonough, Henry County, GA 30253



SALES PRICE: \$1,250,000
MONTHLY LEASE RATE: \$7,500, NNN

LOCATION OVERVIEW

- Located at the corner of Highway 155 S and Labonte Parkway
- 1/2 mile east of Interstate 75
- Neighbors include S&S Activewear, Crayex Corporation, Wagner-Smith Equipment Co., CJ Car Wash, Summit Racing, Tire South, QT, Waffle House, Krystal

PROPERTY OVERVIEW

- 2,618± SF Auto Dealership
- Formerly Auto World
- Traffic Count: 20,800 VPD
- 1.5± Acres
- 13'± Ceiling height
- Built in 2002
- Zoned C-3, Highway Commercial

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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Revised 1/11/23

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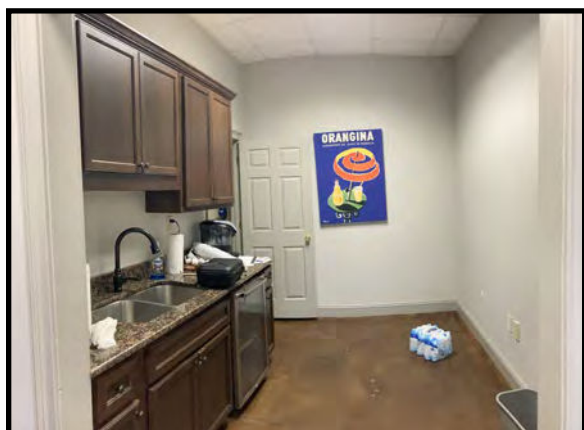
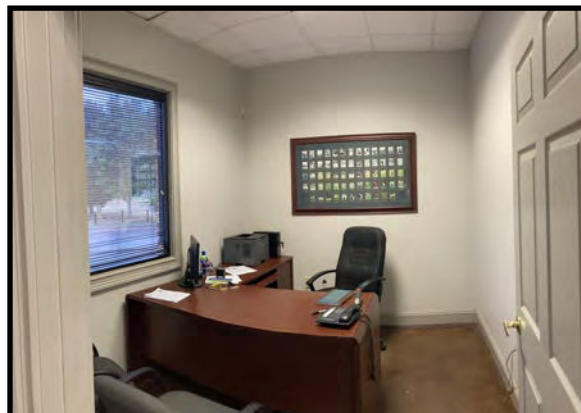
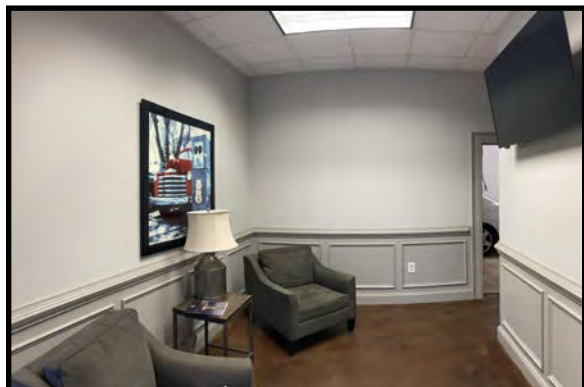
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LOCATION:	Subject property located 1/2 mile from Interstate 75 on Highway 155 South.
BUILDING INFORMATION:	2,618± SF Auto Dealership <ul style="list-style-type: none">• 1,232± SF Office (16' X 77')<ul style="list-style-type: none">- Lobby- Reception area- Conference room- Six (6) private offices- Storage room- Break room- Two (2) restrooms• 1,386± SF Auto detailing area / shop (18' X 77')<ul style="list-style-type: none">- Two (2) drive-in doors
SITE INFORMATION:	1.55± Acres
TRAFFIC COUNT:	12,800 VPD
PARKING:	Concrete paved parking lot
UTILITIES:	All utilities serve the site.
ZONING:	C-3, Highway Commercial
SALES PRICE:	\$1,250,000
LEASE RATE:	\$7,500 PER MONTH, NNN

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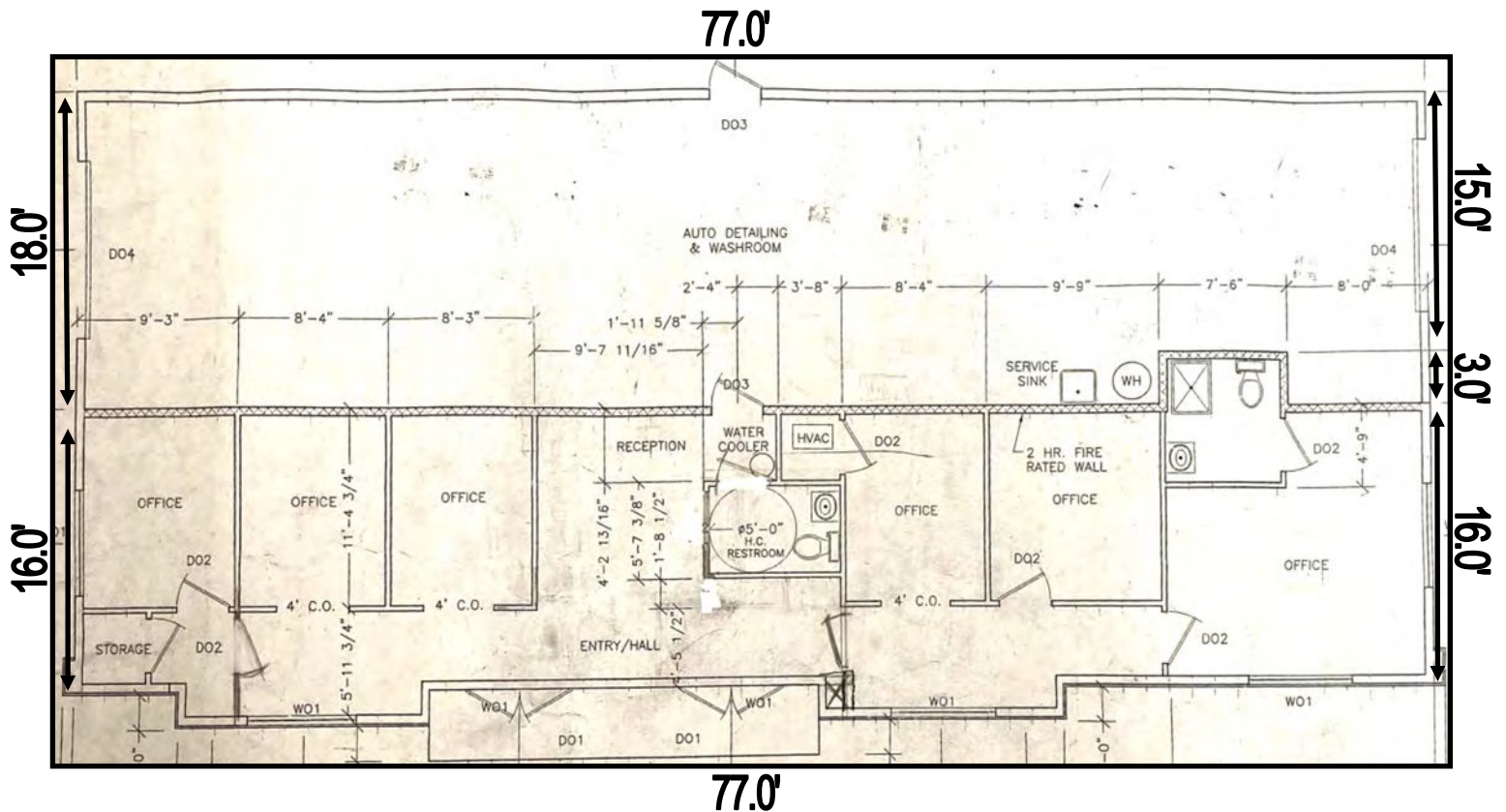


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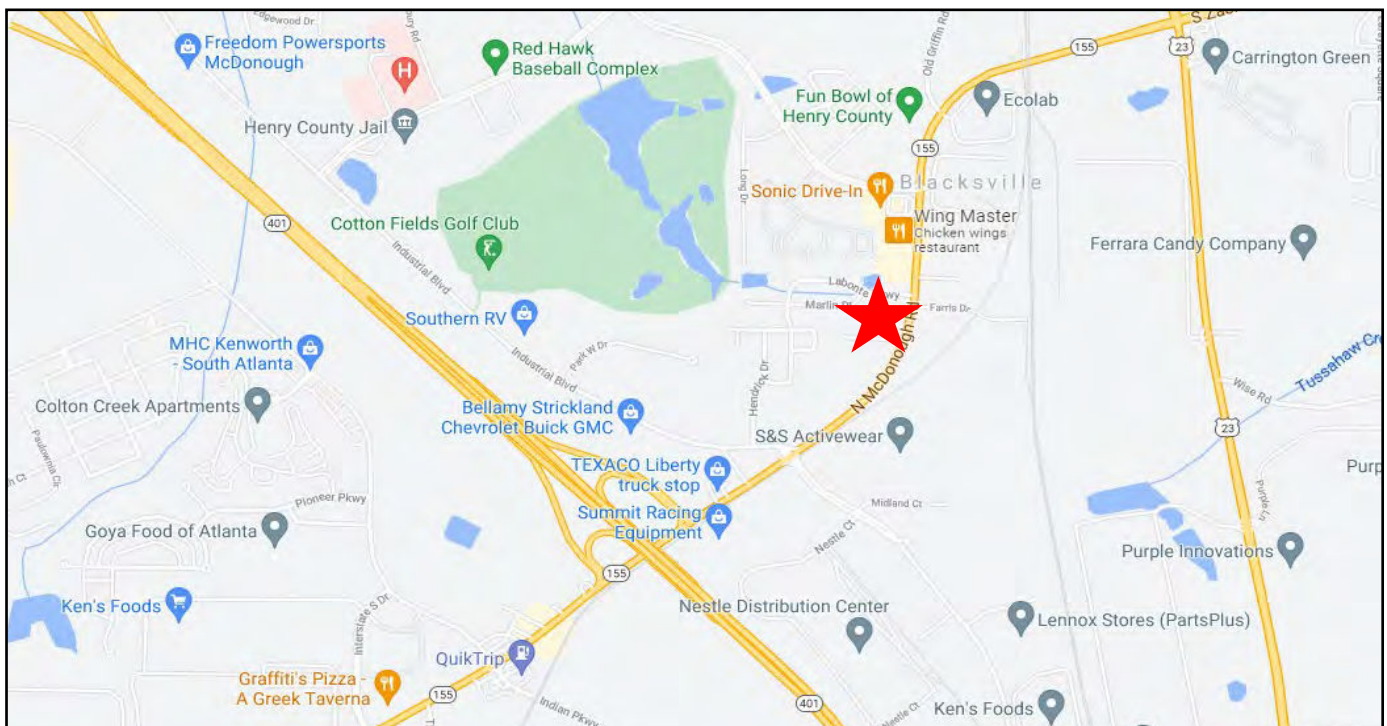
FLOOR PLAN



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DEMOGRAPHICS - HENRY COUNTY

KEY FACTS

249,468

Population



Average
Household Size

36.8

Median Age

\$73,369

Median Household
Income

EDUCATION

8%

No High
School
Diploma



31%
High School
Graduate



31%
Some College



30%
Bachelor's/Grad/Prof
Degree

BUSINESS



6,081

Total Businesses



59,286

Total Employees

EMPLOYMENT



White Collar

64%



Blue Collar

25%



Services

11%

5.3%

Unemployment
Rate

INCOME



\$73,369

Median Household
Income



\$31,254

Per Capita Income



\$189,944

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (22%)

The smallest group: \$15,000 - \$24,999 (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	5.3%	-5.2%	
\$15,000 - \$24,999	4.7%	-4.1%	
\$25,000 - \$34,999	8.1%	-0.8%	
\$35,000 - \$49,999	11%	-1.3%	
\$50,000 - \$74,999	22%	+3.8%	
\$75,000 - \$99,999	15.2%	+2.5%	
\$100,000 - \$149,999	20.6%	+5.7%	
\$150,000 - \$199,999	7.1%	+0.8%	
\$200,000+	6.1%	-1.2%	

Bars show deviation from Georgia