

# SALE

## .72± ACRE COMMERCIAL DEVELOPMENT SITE

Highway 155 S @ Charles Court, McDonough, Henry County, GA 30253



<https://www.goroundmedia.com/renfro-business-park-mcdonough-ga/>

**SALES PRICE: \$550,000**

### LOCATION OVERVIEW

- 1/2 mile east of Interstate 75
- 1.5 miles west of Highway 42
- Outparcel to newly developed Renfro Park (Industrial Warehouses)
- Convenient to restaurants, lodging and various retail

### PROPERTY OVERVIEW

- .72± Acre Commercial Development Site (Site Plan Page 3)
- Renfro Business Park Outparcel
- Traffic Count: 20,800 VPD
- 165'± Frontage on Highway 155 S
- 140'± Frontage on Charles Court
- Zoned C3, Highway Commercial
- Topography: Road grade

**ARTHUR P. BARRY III, SIOR**  
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**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

Revised 1/25/23

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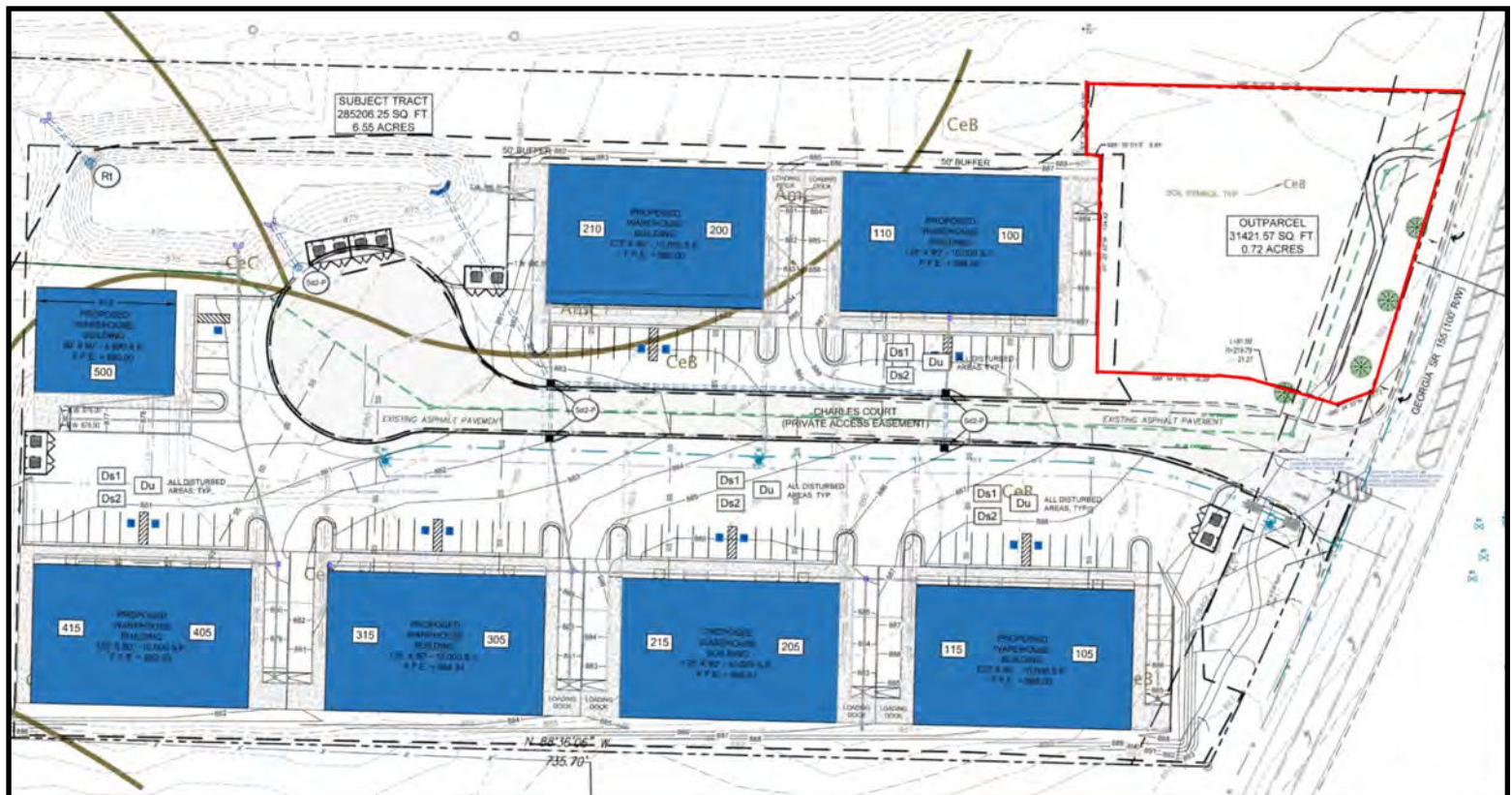


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### SITE PLAN

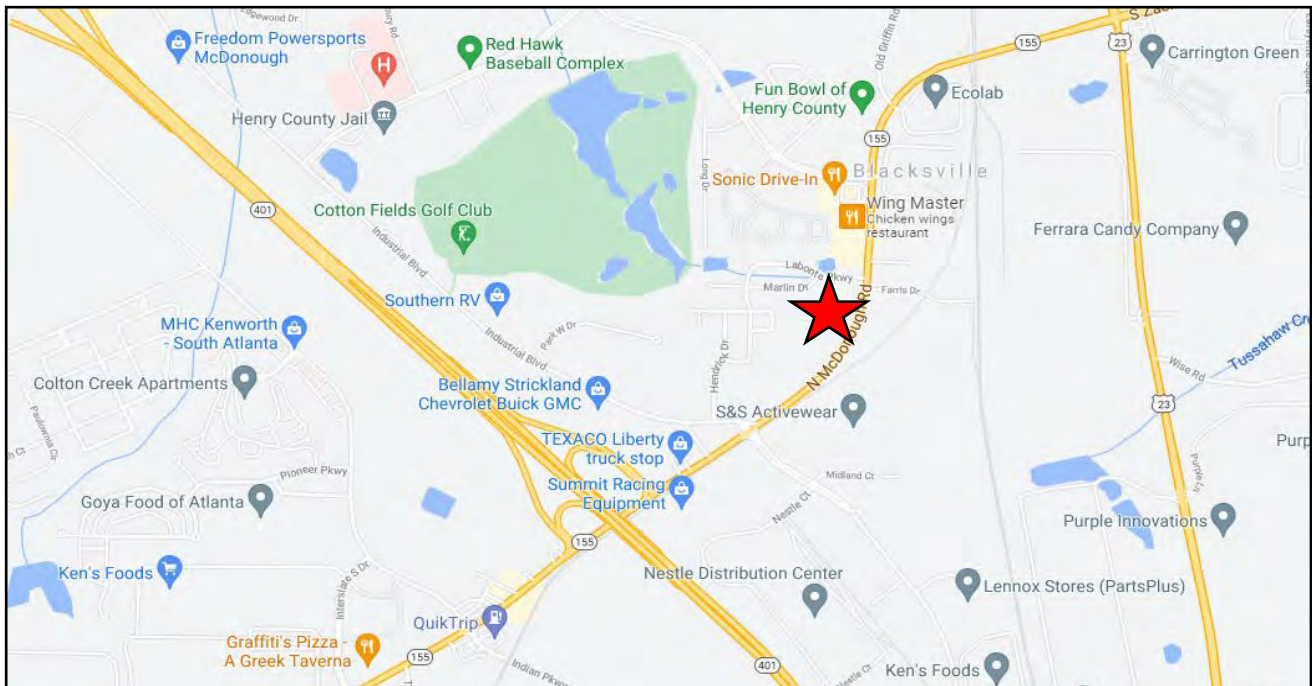




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### DEMOGRAPHICS - HENRY COUNTY

#### KEY FACTS

249,468

Population



2.9

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



64%

White Collar



25%

Blue Collar



11%

Services

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