

# LEASE

## OFFICE / WAREHOUSE

405 Charles Court, McDonough, Henry County, GA 30253

### NEW CONSTRUCTION



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

**LEASE RATE: \$9.95/PSF, NNN  
(CAM, T & I: \$750/MONTH, EST)**

### PROPERTY OVERVIEW

- #405 - 5,000± SF Warehouse / Office space
- 18' Eave height
- One (1) 12' X 14' overhead door
- One (1) 8' X 10' dock high door
- Fully sprinkled
- Asphalt paved parking

### LOCATION OVERVIEW

- Located 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

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

Revised 5/31/23

### NEW CONSTRUCTION

<b>PROPERTY VIDEO:</b>	<a href="https://www.goroundmedia.com/renfroe-business-park-mcdonough-ga/">https://www.goroundmedia.com/renfroe-business-park-mcdonough-ga/</a>
<b>LOCATION:</b>	Subject property located 1/2 mile from Interstate 75 on Highway 155 South.
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 5,000± SF Warehouse / Office space (See Floor Plan page 3 &amp; Site Plan page 4)</li> <li>• Ceiling Height: 18' Eave height</li> <li>• Truck Loading:             <ul style="list-style-type: none"> <li>- One (1) 12' x 14' overhead drive-in door</li> <li>- One (1) 8' x 10' dock high door</li> <li>- Central heat and air conditioning in office area</li> </ul> </li> <li>• Fire Protection: Fully sprinkled</li> </ul>
<b>OUTPARCEL:</b>	.72± Outparcel available fronting Highway 155S - \$550,000
<b>PARKING:</b>	Asphalt paved parking
<b>UTILITIES:</b>	All utilities serve the site except gas.
<b>ZONING:</b>	M-1, Light Industrial C-3, Highway Commercial
<b>LEASE RATE:</b>	<b>\$9.95/PSF, NNN</b> <b>CAM, T &amp; I: \$750 PER MONTH (EST)</b>



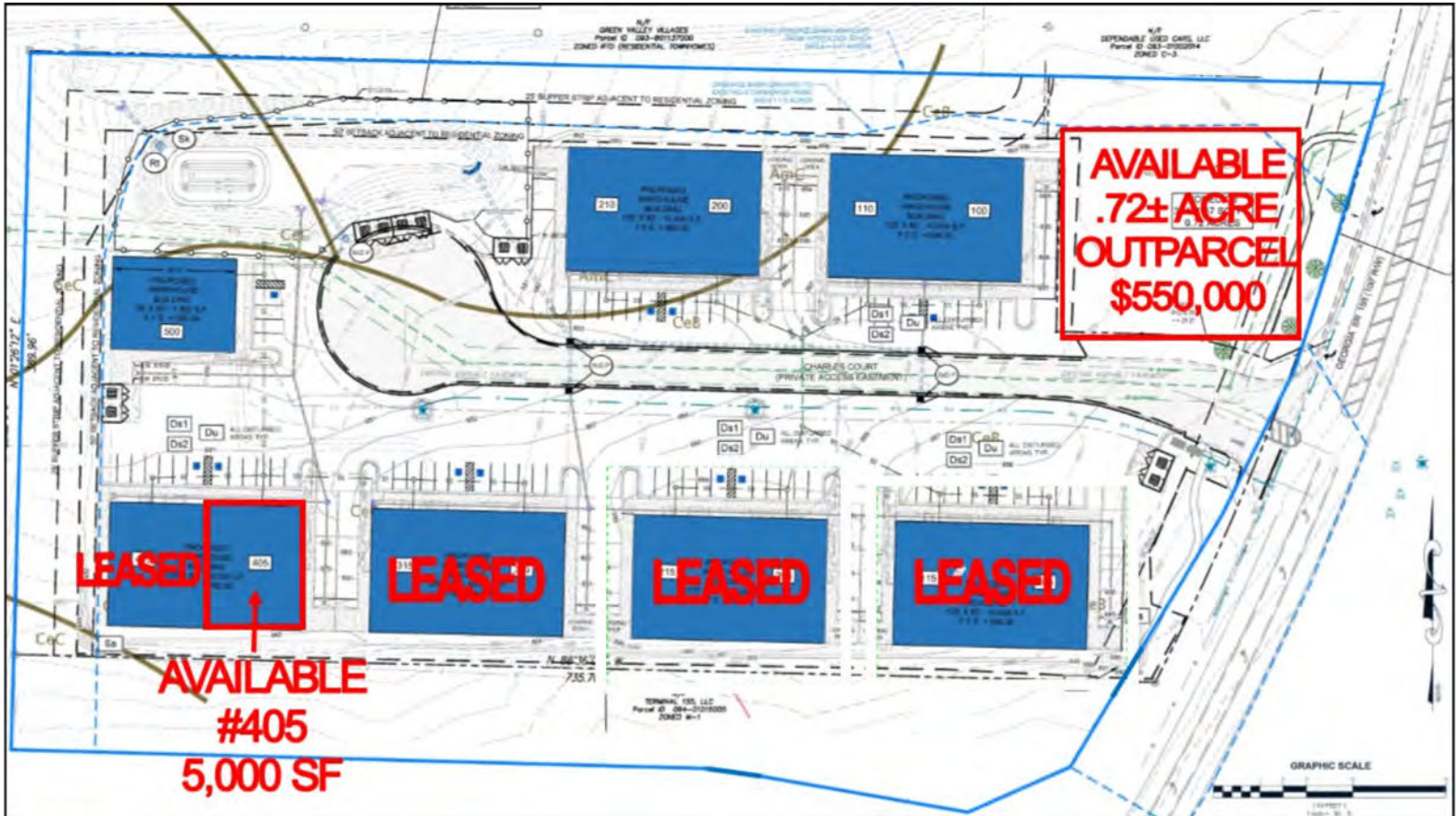


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## SITE PLAN



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## SITE PHOTOS - DECEMBER 2022





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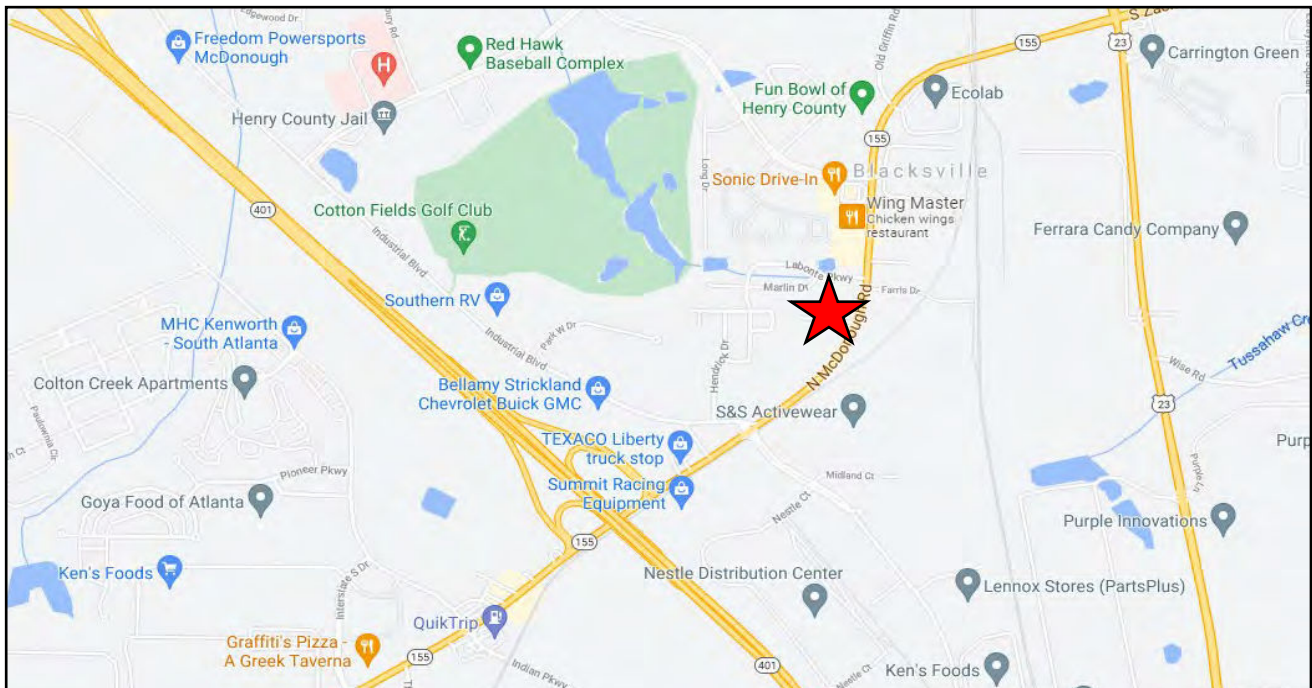
### CONSTRUCTION PHOTOS AUGUST 29, 2022



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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