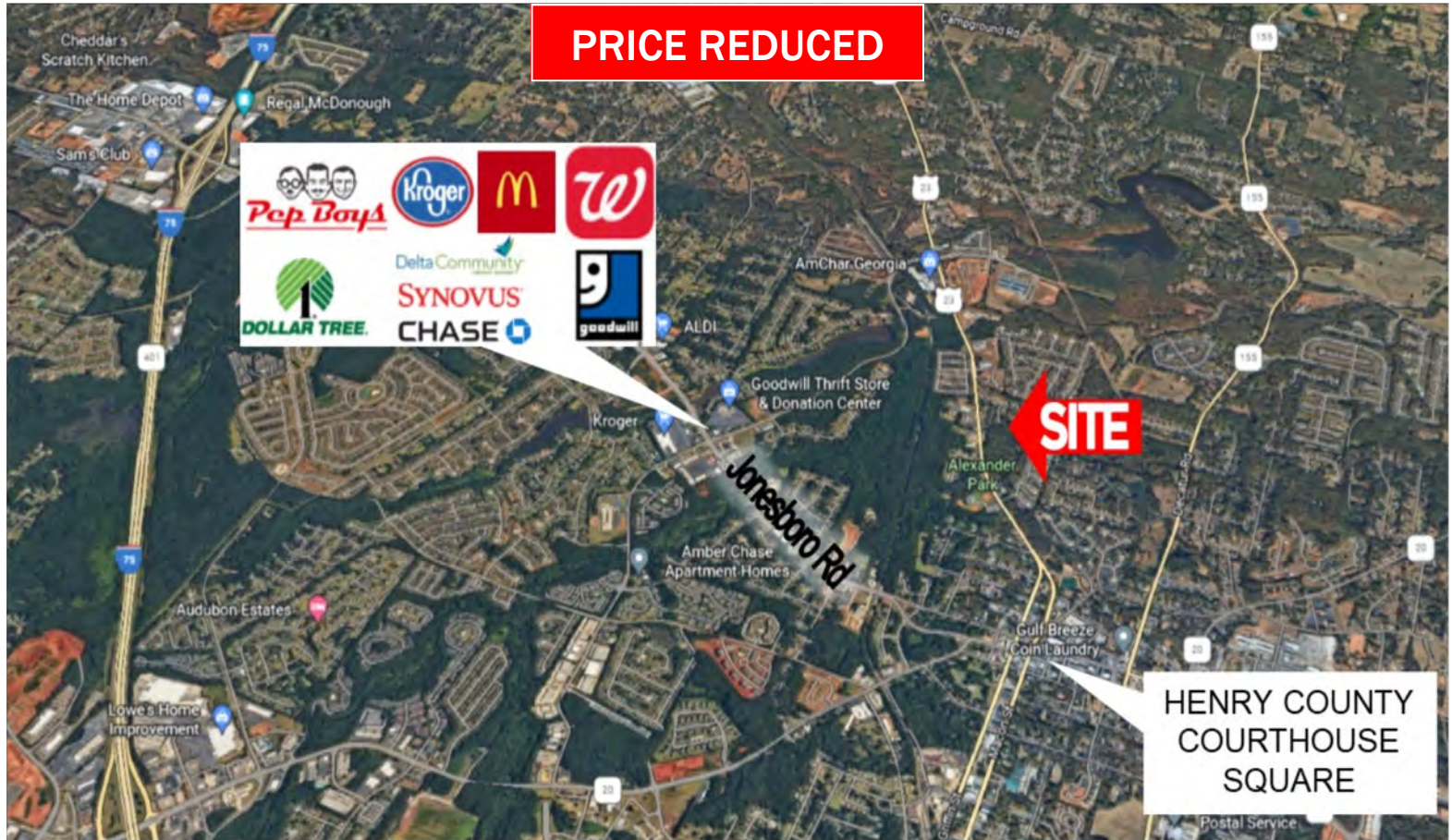


SALE

5± ACRE COMMERCIAL DEVELOPMENT SITE

305 Atlanta Street (Hwy.42), McDonough, Henry County, GA 30253



REDUCED SALES PRICE:
~~\$395,000~~ **\$320,000**

LOCATION OVERVIEW

- Located across from Auto Medics of McDonough
- 1 Mile from Henry County Courthouse Square
- 3.5 Miles from Interstate 75
- Convenient to restaurants, lodging and various retail

PROPERTY OVERVIEW

- 5± Acre Commercial Development Site
- Billboard on property not included in sale; no rental income from billboard
- Traffic Count: 13,200 VPD
- 500'± Frontage on Atlanta Street (Hwy.42)
- Zoned C3, Highway Commercial
- All public utilities available to the site
- Topography: Road grade

ARTHUR P. BARRY III, SIOR
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abarry@cbcworldwide.com

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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Revised 12/5/23

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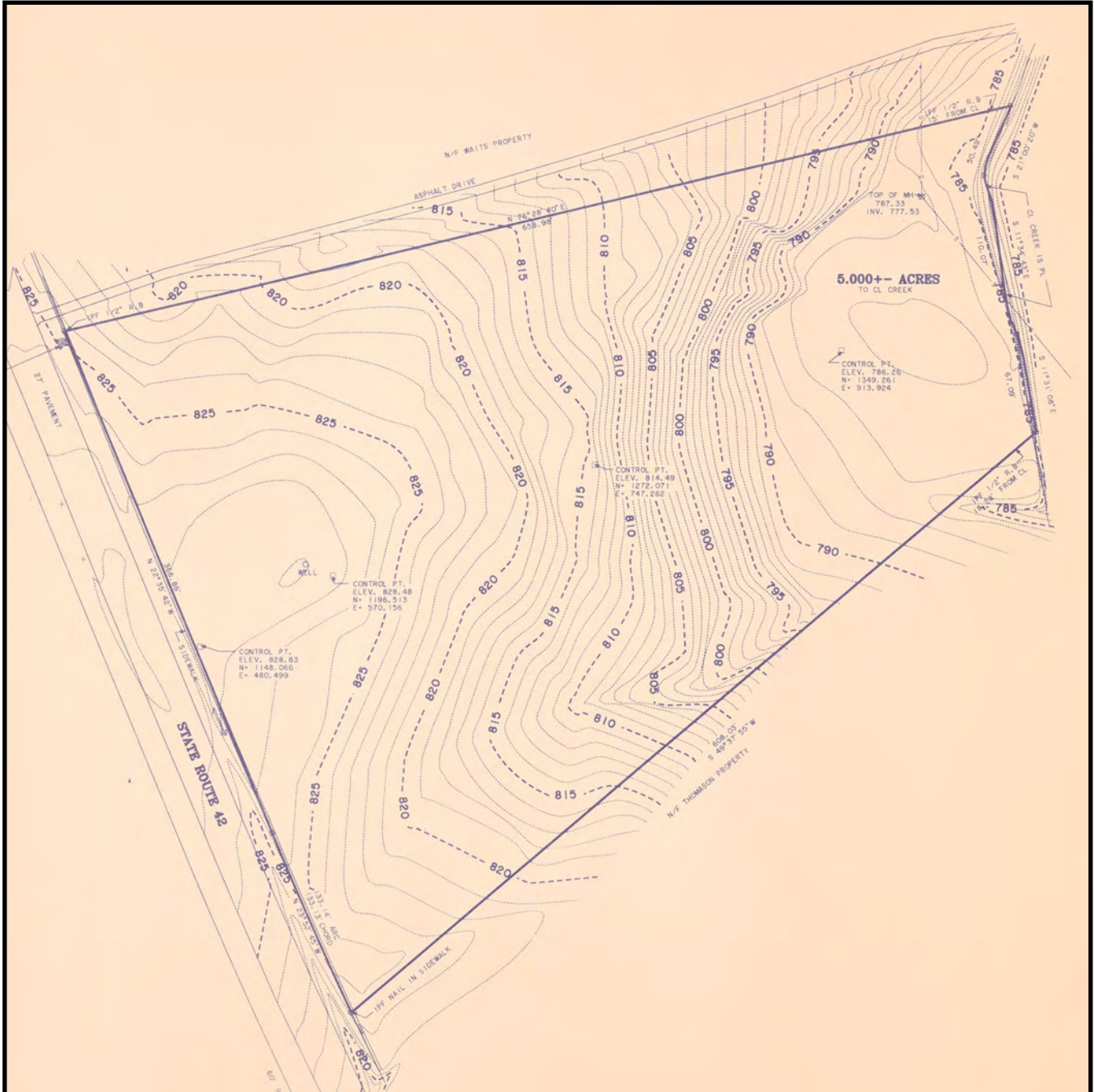
PARCEL MAP



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TOPO MAP



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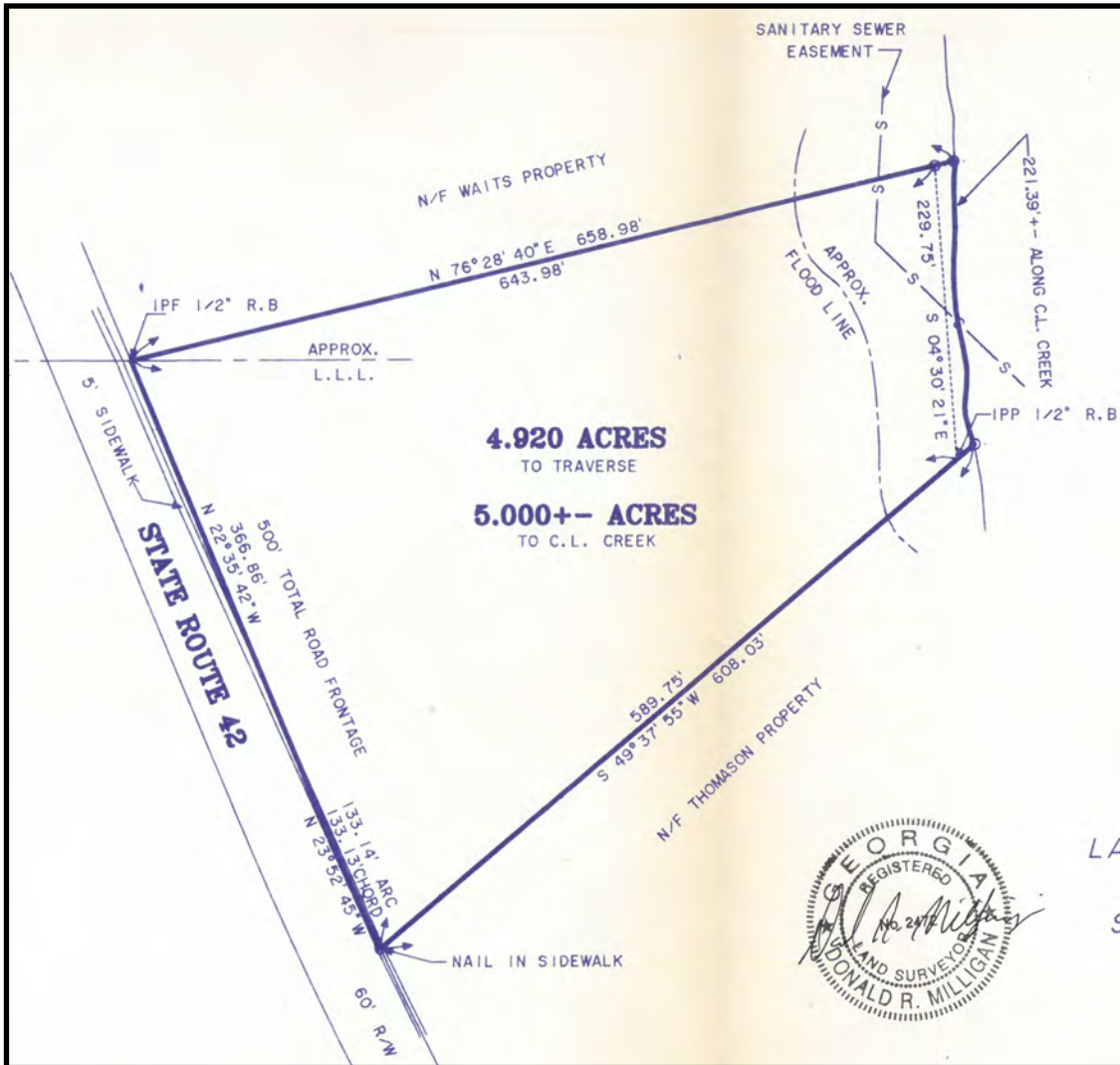


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PROPERTY SURVEY



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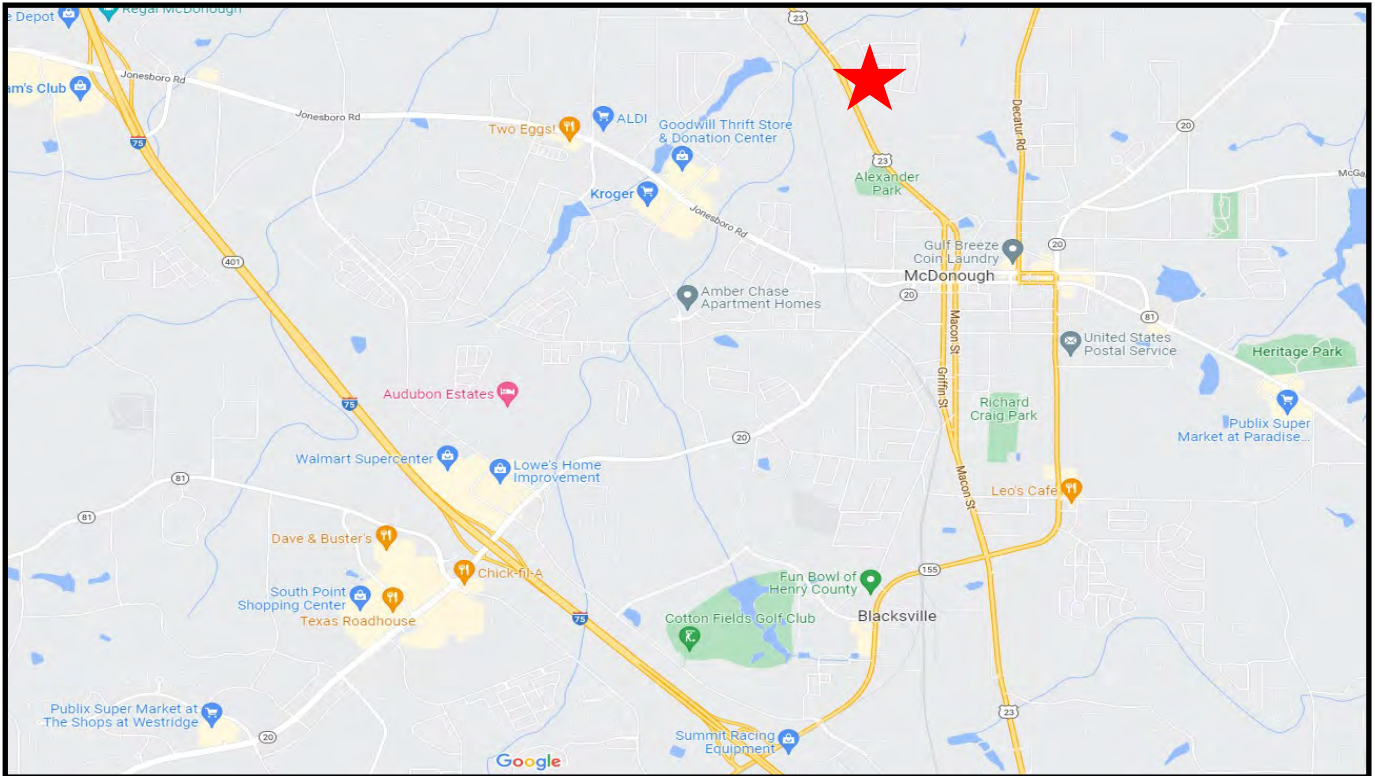


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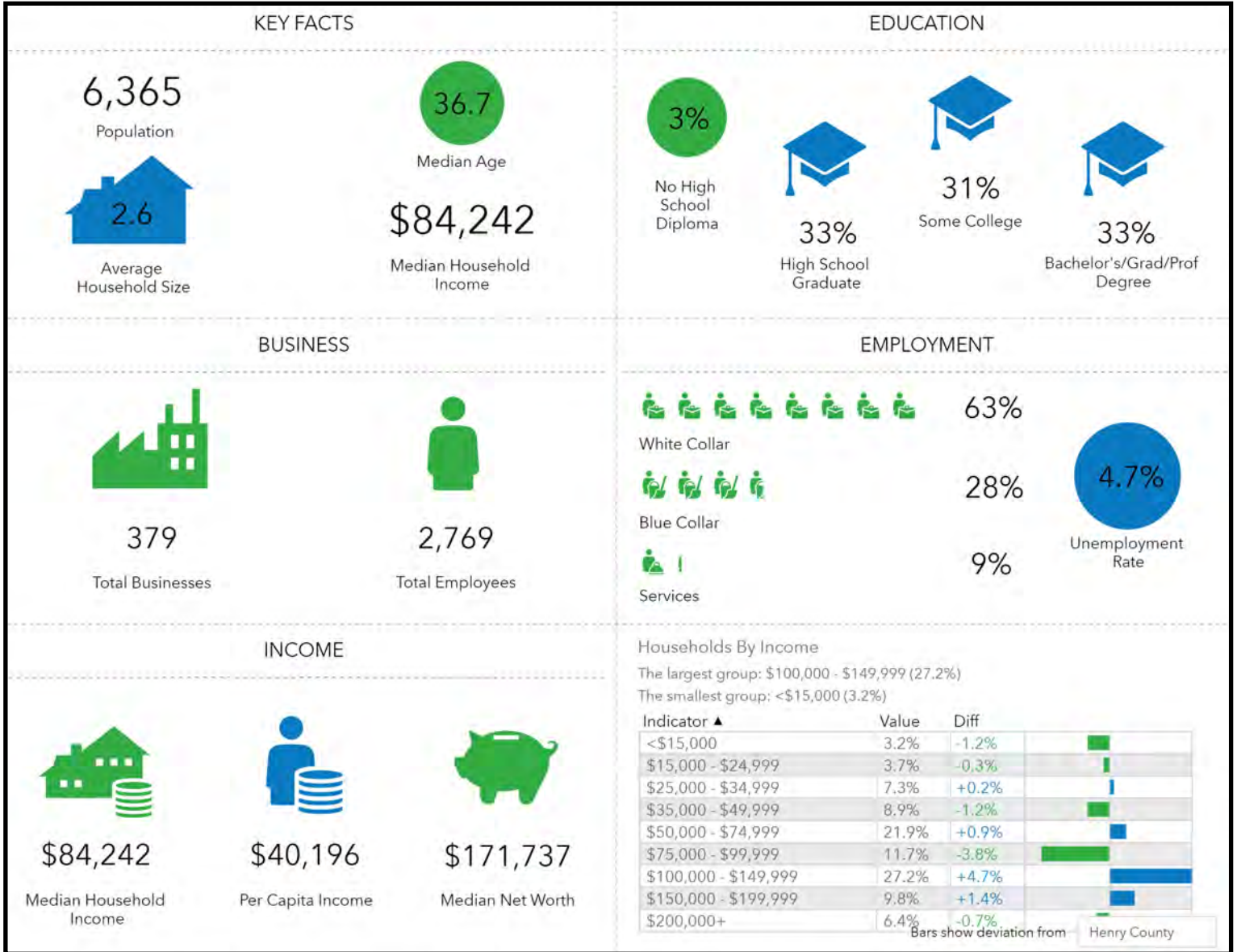


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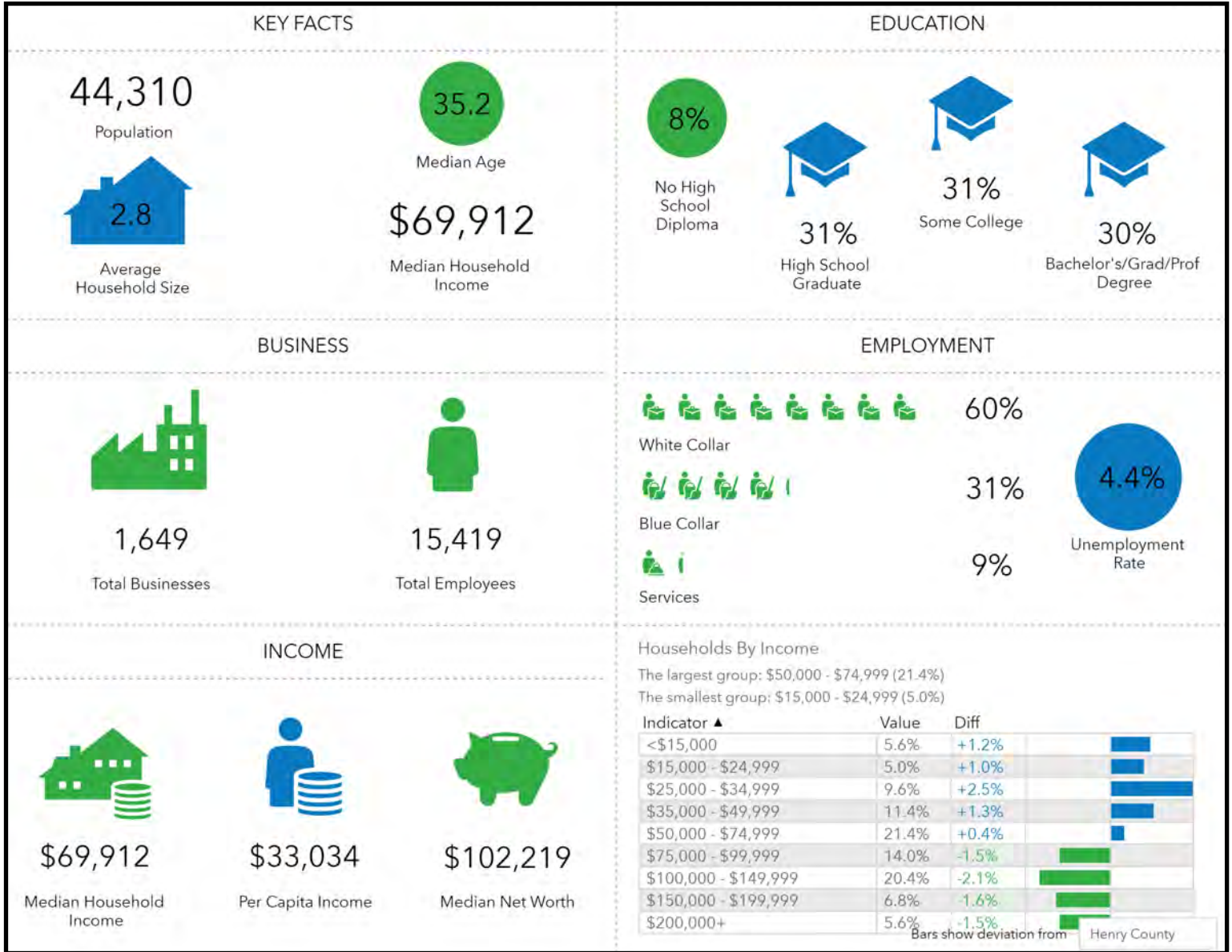
DEMOGRAPHICS - ONE MILE



SALE

5± ACRE COMMERCIAL DEVELOPMENT SITE
 305 Atlanta Street (Hwy.42), McDonough, Henry County, GA 30253

DEMOGRAPHICS - THREE MILE



SALE

5± ACRE COMMERCIAL DEVELOPMENT SITE
 305 Atlanta Street (Hwy.42), McDonough, Henry County, GA 30253

DEMOGRAPHICS - FIVE MILE

