

- HOME
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- AREA HIGHLIGHTS
- LOCATION
- SURROUNDING RETAIL
- MARKET AERIAL | A2
- PROPERTY AERIAL
- SITE PLAN
- DEVELOPMENT PLAN
- DEMOGRAPHIC PROFILE
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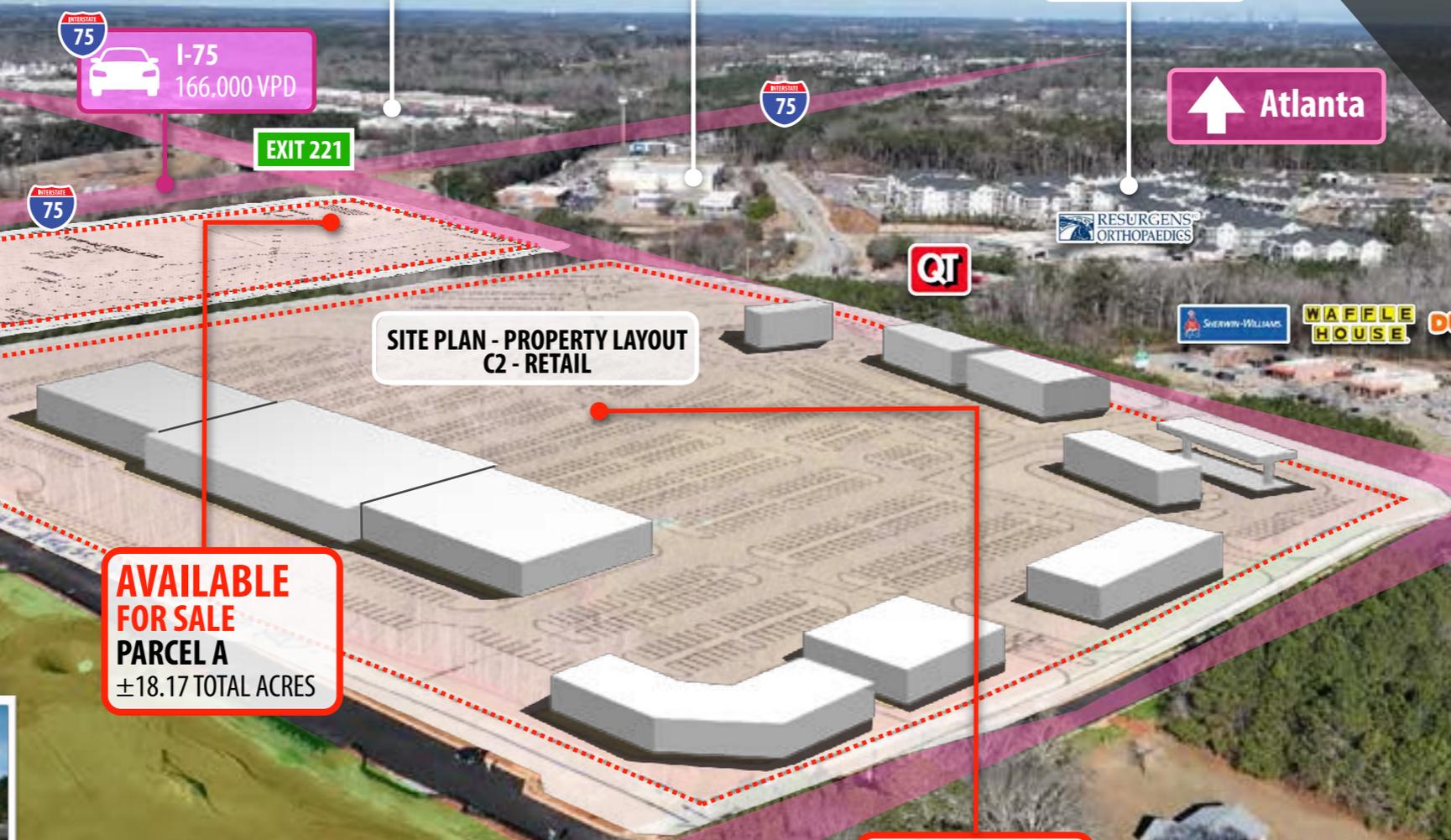
Tapestry Overbrook
260 APARTMENTS

PRIME RETAIL DEVELOPMENT

FOR SALE TOGETHER OR SEPARATELY

3 PROPERTIES AVAILABLE

Tract A +/- 18 acres
Tract B +/- 13 acres
Tract C/D +/- 11 acres



AVAILABLE FOR SALE
PARCEL A
±18.17 TOTAL ACRES

AVAILABLE FOR SALE
PARCELS B, C & D
±24.05 TOTAL ACRES

N. Bridges Rd
± 5,000 VPD

Jonesboro Rd
36,300 VPD

\$89,778 **166,000**
 MED HH INCOME IN VPD ON NEARBY
 5 MILE RADIUS INTERSTATE I-75

MAJOR MARKET TRAFFIC DRIVERS
RETAIL NODE: 5380 McDonough
11.9M
YEARLY VISITORS

NORTH BRIDGES TOWNHOMES
 PHASE I - Townhomes 20.63AC - 210 Units
 PHASE II - Townhomes 23.84AC - 161 Units
 PHASE III - Multifamily Retail 10.39AC - 350 Units



MAIN + MAIN HENRY COUNTY
JONESBORO ROAD - McDONOUGH, GA
 110 Commercial Dr., McDonough, GA 30253

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PROPERTY DESCRIPTION

The property consists of three parcels totaling approximately 42 acres (**Parcel A: 18 acres; Parcel B: 13 acres; Parcel C/D: 11 acres**) located between the signalized, hard-corner intersection of Jonesboro Road ($\pm 36,300$ VPD) and Interstate 75 ($\pm 166,000$ VPD) and the corner (median break) of Jonesboro Road and North Bridges Road (newly paved southbound connector to Mt. Carmel Road). The site benefits from immediate proximity to I-75 on/off ramps and sits directly across the interstate from McDonough Marketplace, a regional retail center anchored by Walmart Supercenter and Lowe's. According to Placer.ai, McDonough Marketplace attracts more than 4.9 million visitors annually.

The surrounding trade area demonstrates strong retail performance and national tenant concentration. Chick-fil-A locations within the McDonough trade area average approximately 698,000 annual visits, reflecting strong brand affinity across the Atlanta MSA. Major national and credit tenants in the area include Walmart, Lowe's, Hobby Lobby, Five Below, Kohl's, Office Depot, Burlington, Starbucks, McDonald's, Taco Bell, Wendy's, Popeyes, Zaxby's, and Cracker Barrel. These retailers are supported by more than 256,000 residents within a 10-mile radius, with an average household income of approximately \$100,000. The Atlanta MSA is currently the third-fastest-growing metropolitan area in the United States and serves as the economic hub of the Southeast.

The property is also well positioned near established and emerging retail destinations, including Henry Town Center (Home Depot, Target, Belk, HomeGoods, Michaels, Old Navy) and Henry Marketplace (Floor & Décor, Sam's Club, Dick's Sporting Goods, McDonald's, Chick-fil-A, and hotels).

McDonough, GA

McDonough, the county seat of Henry County, is one of the fastest-growing markets in the Atlanta metro, supported by strong demographics and active development. As of 2026, the city's population is approximately 32,800 and continues to grow as Metro Atlanta expands

south. Median household income exceeds \$90,000, while average household income within one mile of the property is over \$102,000, with population growth projected at more than 6% annually.

Infrastructure investment is reinforcing this growth. The \$54 million Western Parallel Connector, a new four-lane roadway linking Hudson Bridge, Jodeco, and Jonesboro Roads, is under construction and expected to deliver in late 2026, with additional improvements planned along the McDonough Parkway.

MARKET OVERVIEW

OUTPARCEL TO MCDONOUGH MARKETPLACE - 4.7M VISITORS ANNUALLY ACCORDING TO PLACER.AI

- Strategically positioned in a dynamic regional trade area that draws population from a 15-mile radius (557,769 residents)
- Shopping center is anchored by Walmart Supercenter (2.3M annual visitors) and Lowe's (759.5k annual visitors)

HIGHWAY 20 - PRIME MARKET POSITIONING ON MCDONOUGH'S MAIN CORRIDOR

- Top performing @SR corridor in the Atlanta market with national users including: McDonalds, Taco Bell, Wendy's, Zaxby's, Popeyes, Arby's, Burger King, KFC, Culver's, Cook Out, Freddy's, Del Taco, etc
- Located on the main artery connecting McDonough's fastest-growing residential areas east of I-75, the property is perfectly positioned to capture commuter traffic heading to work

INTERSTATE 75 (+166,000 VPD) - IDEALLY SITUATED OFF THE MAJOR NORTH - SOUTH CORRIDOR RUNNING FROM MICHIGAN TO FLORIDA

- Access to major interstate corridor with easy access to downtown Atlanta makes the local market an industrial & distribution hub with 8.8M SF of Industrial within a 5-mile radius of the subject property
- More than 33 hotels located within a 5-mile radius of subject property due to expanding commercial sectors in the
- McDonough is a high-growth market averaging 3% annual growth over the last decade with this number projected to increase moving forward

SIGNALIZED HARD CORNER LOCATION / LARGE 42 ACRE PARCEL ($\pm 36,300$ VPD)

- Largest undeveloped Interstate adjacent retail assemblage in Henry County
- Ease of access and convenience for customers
- Excellent visibility with multiple access points
- Large parcel minimizes potential traffic congestion

HARTSFIELD-JACKSON AIRPORT (ATL)



DOWNTOWN ATLANTA, GA



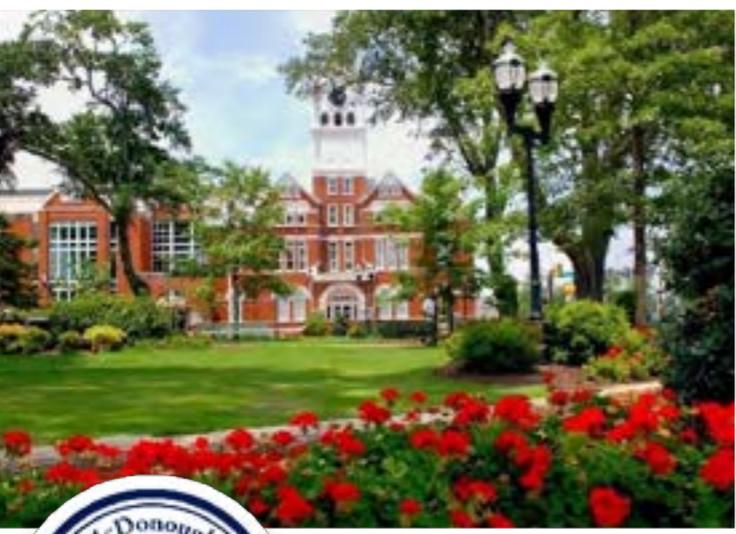
INTERSTATE 75



PIEDMONT HENERY HOSPITAL



NEW DEVELOPMENTS



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 **CLOSE PROXIMITY TO HOUSEHOLDS & SCHOOLS**

 **STRONG CAR TRAFFIC**

 **RETAIL CENTER OF GRAVITY**

 **HIGH DENSITY POPULATION**

 **RETAIL CENTER OF GRAVITY CLOSE PROXIMATION**

 **GREAT ACCESS To I-75**

 **ALL UTILITIES AVAILABLE**

 **LOCATED NEAR EMPLOYMENT OPPORTUNITIES**

 **SURROUNDING RETAILERS & BUSINESSES**



  **TRAFFIC COUNTS**

 I-75 166,000 VPD	 JONESBORO RD 36,000 VPD	 EXIT 221 I-75 Exit Ramp
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AREA HIGHLIGHTS

- » Extremely **high Daytime Employment 72,045 Employees** in a 5 Mile Radius
- » Being located on a prominent road like Jonesboro Road provides **high visibility** and exposure for businesses.
- » Located Near Interstate 75 with Traffic Counts Exceeding 166,000 Cars Per Day | I-75 is a Major Highway that Connects Miami to Detroit.
- » **Close proximity** to residential developments, schools, parks, and venues draws high volume of potential customers. Adjacent to I-75 with 166,000 VPD.
- » McDonough boasts a **diverse** real estate market, offering a wide range of housing options to suit various preferences and budgets.
- » **Strong Retail Trade Area:** Nearby regional/national tenants include Walmart, Lowe's Hobby Lobby, Five Below, Kohl's, Office Depot, Burlington, Starbucks, McDonald's, Taco Bell, Wendy's, Popeye's, Zaxby's, and Cracker Barrel and several Hotels.
- » **High Traffic, Hard Corner Signalized Intersection:** Over 36,000 daily commuters at the intersection of along Jonesboro Road providing a strong customer base of people.
- » **Dense, Affluent Demographics:** Approximately 101,434 residents with average household incomes of more than \$106,417 within a 5-mile radius
- » **High Growth Location:** 11.0% increase in the number of households within a 1-mile radius since 2010; 2.8% increase expected by 2030.
- » **Atlanta MSA:** 30 minutes to downtown Atlanta and 15 minutes to Hartsfield-Jackson Atlanta International Airport which is consistently ranked the busiest airport in the world since 1998
 - One of the largest metropolitan areas in Georgia, with nearly 6 million residents
 - 8th largest economy in the U.S., and 17th largest in the world
 - Largest concentration of colleges and universities in the Southeastern U.S.
 - High concentration of Fortune 1000 companies (over 75% are located in the MSA) and corporate headquarters for publicly traded companies in the United States including The Coca-Cola Company, The Home Depot, Delta Airlines, AT&T, Chick-fil-A, UPS, and Newell Rubbermaid

LOCAL DEVELOPMENT NEWS



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LOCATION

TOTAL POPULATION | 316,684
10 Miles

\$89,778
MED HH INCOME IN 5 MILE RADIUS

166,000
VPD ON NEARBY INTERSTATE I-75

29 MILES
ATLANTA

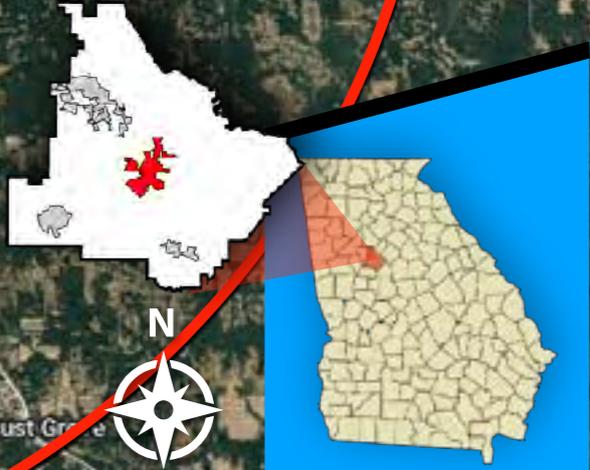
23 MILES
ATLANTA AIRPORT

I-75
119,000 VPD

EXIT 221 | 1 MILE | 3 MILE | 5 MILE | 10 MILE



Atlanta Hartsfield Jackson International Airport



SURROUNDING RETAIL

Atlanta

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FIVE GUYS
 Valvoline
 Starbucks
 WINGSTOP
 Chick-fil-A
 T
 COSTCO

Argento At The Bridges
306 UNITS

Tessa Jodeco
140 UNITS

Home Depot
 Target
 ROSS
 Michaels
 berk
 Marshalls
 popshelf
 DOLLAR TREE
 Rainbow HomeGoods
 PET SMART
 verizon
 Aarons
 OLD NAVY
 BAM!
 CVS pharmacy
 GNC
 SALLY BEAUTY
 rue21
 SIERRA
 Bath & Body Works
 BURGER KING
 ASHLEY
 F/S
 RED LOBSTER
 GameStop
 SUBWAY
 HIBBETT
 TRUIST
 MEN'S WEARHOUSE
 LANE BRYANT

Publix
 Great Clips
 Jamba
 ZAVITS
 Shell
 CHASE
 JEREMIAH'S
 CLUB PILATES

Shoppes at Henry Crossing
 LA FITNESS
 HARBOR FREIGHT
 gerber
 Nixie

AVAILABLE FOR SALE
PARCEL A
±18.17 TOTAL ACRES

AVAILABLE FOR SALE
PARCELS B, C & D
±24.05 TOTAL ACRES

Cooper Park
130 Homes

EXIT 221

Bojangles
 DUNKIN'
 WAFFLE HOUSE
 QT
 Race Trac

SITE

Jonesboro Rd
36,300 VPD

Birch Creek Elementary School
5,000 Students by 2028

Henry Marketplace
 BEST BUY
 DICK'S
 FLOOR DECOR
 Public Storage
 Starbucks
 burn boot camp
 FIREHOUSE SUBS
 T
 Fairfield
 MASSAGE LUXE
 Arbys
 Cheddar's
 AutoZone
 HOTWORX
 SLAB CREAMERY

Kelly Green Acres
287 Townhomes

I-75
166,000 VPD

T
 golden corral
 Chick-fil-A
 McDonald's
 HOME2
 COURTYARD

Newberry
230 Townhomes

Kelly Green Acres
155 Homes

Kroger
 SYNOVUS
 Walgreens
 CHASE
 McDonald's
 Precision Tune
 ups
 Pizza Hut
 WAFFLE HOUSE
 SUBWAY
 CATO
 DOLLAR TREE
 Rep Boys

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MARKET AERIAL

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REGAL
Shoppes at Henry Crossing
 LA FITNESS HARBOR FREIGHT
 gerber



Tapestry Overbrook
 260 APARTMENTS



OAK GOAVE VISTA APARTMENTS
 348 APARTMENTS

LONGHORN
 verizon
 chilis

sam's club

SKY ZONE

T golden corral Chick-fil-A MCDONALD'S
 HOME 2 COURTYARD

Henry/Marketplace

BEST BUY DICK'S FLOOR DECOR UPS
 Olive Garden Public Storage Starbucks
 burn boot comp FIREHOUSE MASSAGE LUXE T
 Rainfield Cheddar's Arby's
 AutoZone HJTWORX SLAB CREAMERY

AVAILABLE FOR SALE
PARCEL A
 ±18.17 TOTAL ACRES

I-75
 166,000 VPD

Jonesboro Rd
 36,300 VPD

N. Bridges Rd
 ± 5,000 VPD

Mt. Carmel Rd.
 10,000 VPD

AVAILABLE FOR SALE
PARCELS B,C & D
 ±24.05 TOTAL ACRES



NORTH BRIDGES TOWNHOMES
 PHASE I - Townhomes 20.63AC - 210 Units
 PHASE II - Townhomes 23.84AC - 161 Units
 PHASE III - Multifamily Retail 10.39AC - 350 Units

Atlanta

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MARKET AERIAL

Shoppes at Henry Crossing



Tapestry Overbrook
260 APARTMENTS



OAK GOAVE VISTA APARTMENTS
348 APARTMENTS

RESURGENSSM
ORTHOPAEDICS

QT

SHERWIN-WILLIAMS

WAFFLE HOUSE

DUNKIN'

5

Bojangles

City BARBEQUE

EXIT 221

AVAILABLE FOR SALE
PARCEL A
±18.17 TOTAL ACRES

Jonesboro Rd
36,300 VPD

AVAILABLE FOR SALE
PARCELS B,C & D
±24.05 TOTAL ACRES

sam's club

SKY ZONE

I-75
166,000 VPD



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Henry Town Center

Shoppes at Henry Crossing



Tapestry Overbrook
260 APARTMENTS

↑ Atlanta

I-75
1-75
166,000 VPD

EXIT 221

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PARCEL A
±18.17 TOTAL ACRES

AVAILABLE FOR SALE
PARCELS B,C & D
±24.05 TOTAL ACRES

SITE PLAN - PROPERTY LAYOUT
C2 - RETAIL

Jonesboro Rd
36,300 VPD



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ZOOMED-OUT

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Henry Marketplace

SKY ZONE

sam's club

I-75
I-75
166,000 VPD

I-75

EXIT 221



Atlanta

AVAILABLE FOR SALE
PARCEL A
±18.17 TOTAL ACRES

Jonesboro Rd
36,300 VPD



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 I-75
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SITE PLAN - PROPERTY LAYOUT
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ZOOMED-OUT

Jonesboro Rd
 36.300 VPD

I-75 EXPRESS LANE RAMP



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I-75
 I-75
 166,000 VPD

Henry Marketplace

SKYZONE

sam's club

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I-75 EXPRESS LANE RAMP

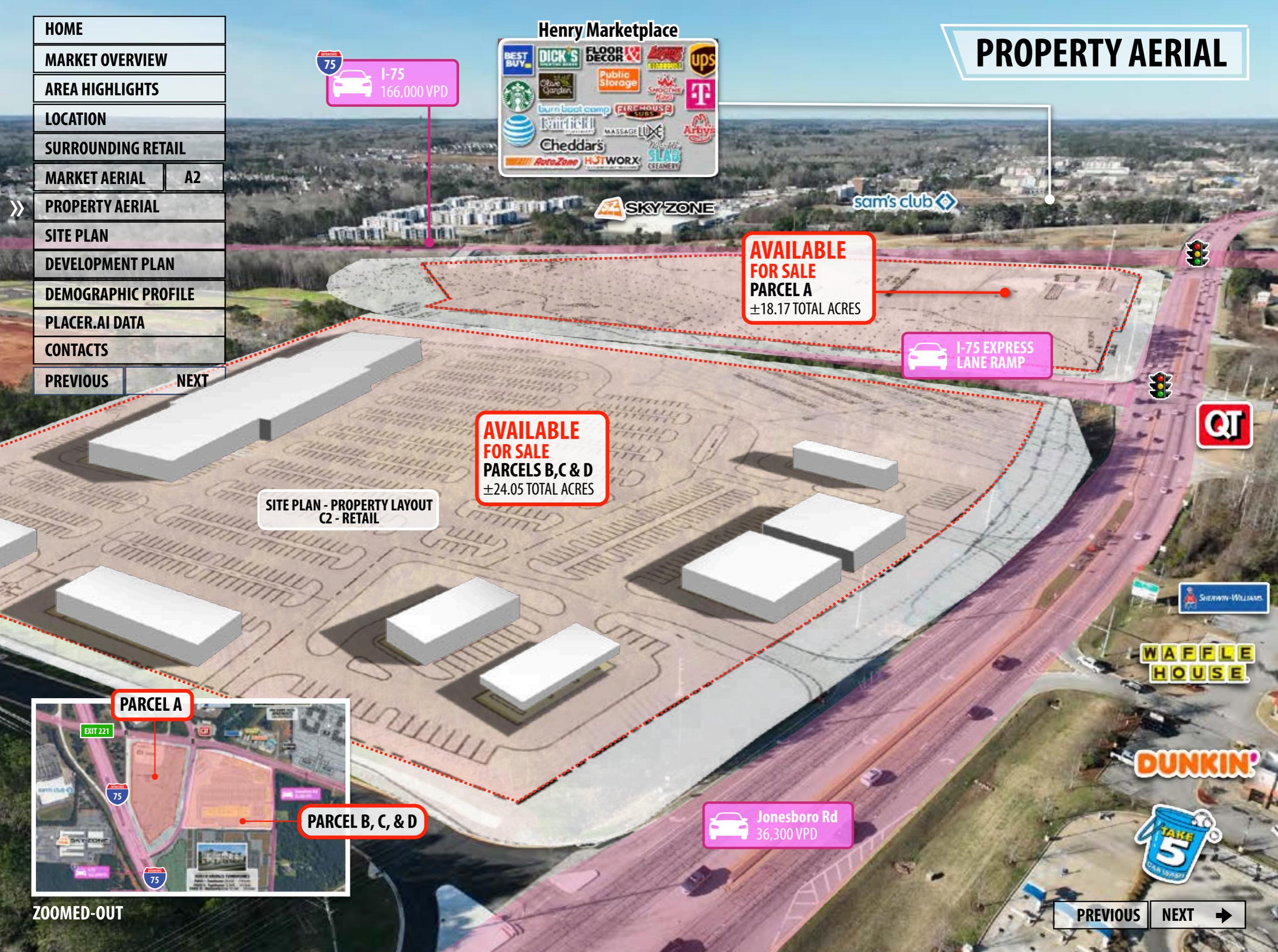
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 ±24.05 TOTAL ACRES

SITE PLAN - PROPERTY LAYOUT C2 - RETAIL



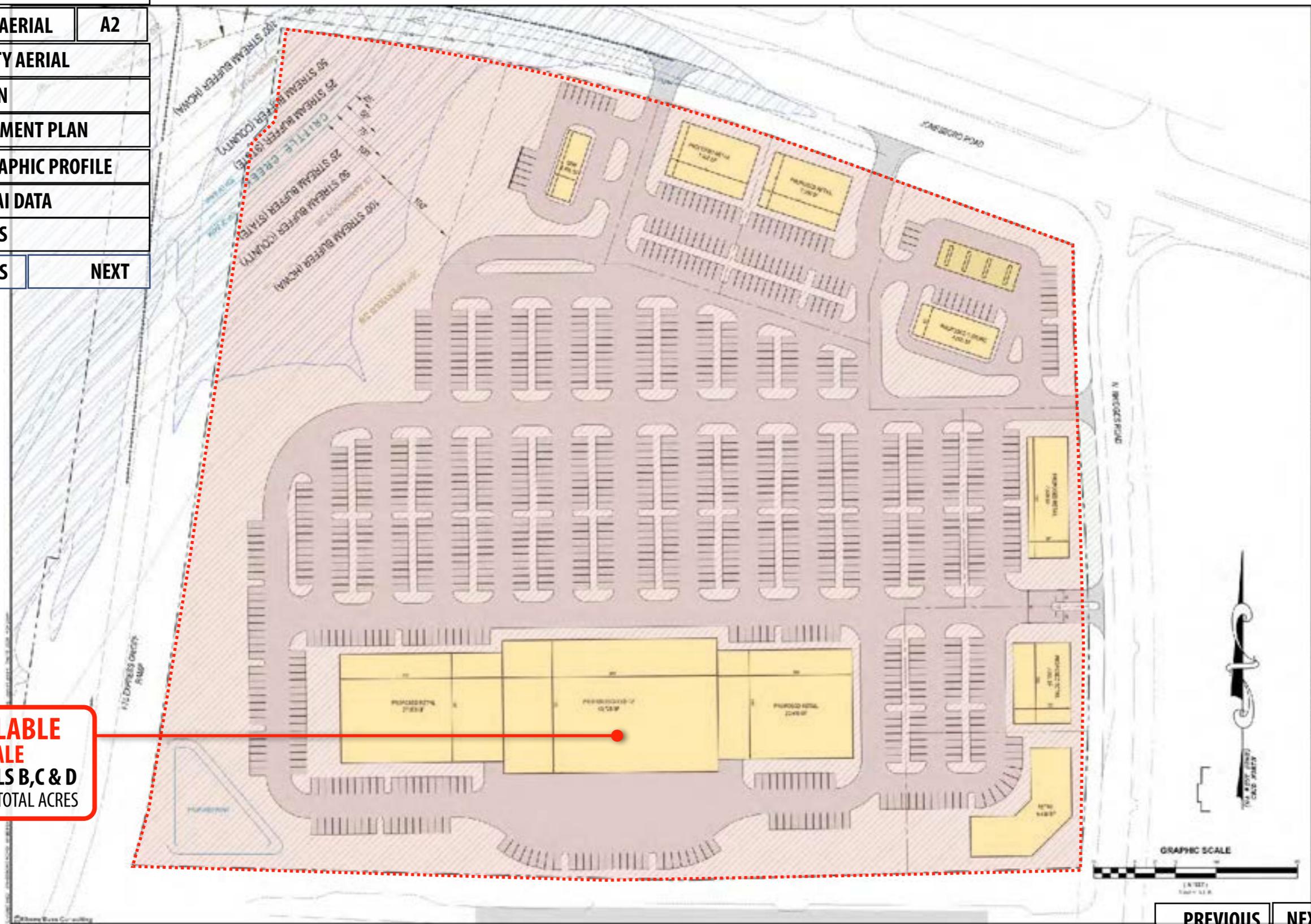
ZOOMED-OUT

Jonesboro Rd
 36,300 VPD



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AVAILABLE FOR SALE
PARCELS B, C & D
 ±24.05 TOTAL ACRES

MB
 Moore Bass Consulting, Inc.
 • Engineering
 • Land Surveying
 • Environmental Planning
 • Architecture/Interior Design
 • Urban and Planning

www.moorebass.com
 714.941.1300 • 405.911.1111

11000 E. Highway 100
 Suite 100
 Denver, CO 80231
 773.241.0300

PROJECT NAME: JONESTOWN BRIDGES ROAD COMMERCIAL
 CLIENT NAME: MCQUARY COMMERCIAL PROPERTIES, LLC

DATE: 10/20/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO.: 10
 TOTAL SHEETS: 10
 CONCEPTUAL SITE PLAN

DEMOGRAPHIC PROFILE

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POPULATION

	1 MILES	3 MILES	5 MILES	10 MILES
2025 Estimated Population	3,886	47,215	101,434	316,684
2030 Projected Population	4,699	54,716	112,776	332,583
Projected Annual Growth 2025 to 2030	813 - 4.2%	7,501 - 3.2%	11,343 - 2.2%	15,899 - 1.0%

HOUSHOLDS

2025 Estimated Households	1,375	16,996	36,790	111,498
Projected Households 2030	1,706	20,194	41,958	120,217

HOUSEHOLD INCOME

2025 Median Household Income	\$96,455	\$93,394	\$89,778	\$87,379
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BUSINESS

2025 Estimated Total Businesses	311	2,974	7,959	18,770
2025 Estimated Total Employees	2,440	14,739	44,295	93,380

MAJOR EMPLOYERS IN HENRY COUNTY

- Piedmont Henry Hospital
- Federal Aviation Administration
- Henry County Schools
- Luxottica Retail Group
- PVH Corp
- Briggs & Stratton
- Wayfair
- Tory Burch
- Burris Logistics
- U.S. Cold Storage

5 Mile Radius

				
\$89,778	101,434	36,790	2.9%	79,741
MEDIAN HH INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT RATE	LABOR FORCE <i>Applied Geographic Solutions</i>



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RETAIL NODE

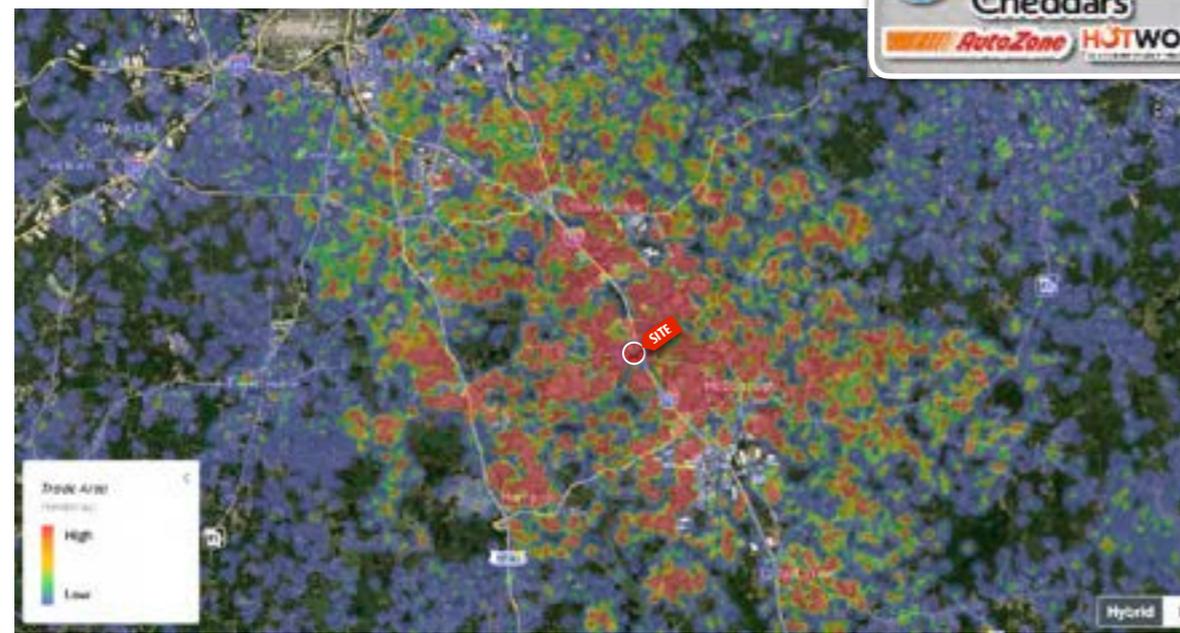


Visits	11.9M
Visitors	1.8M
Visit Frequency	6.74
Avg. Dwell Time	83 Min
Panel Visits	601.3K
Visits YoY	+3%
Visits Yo2Y	-1.2%
Visits Yo3Y	-5.6%

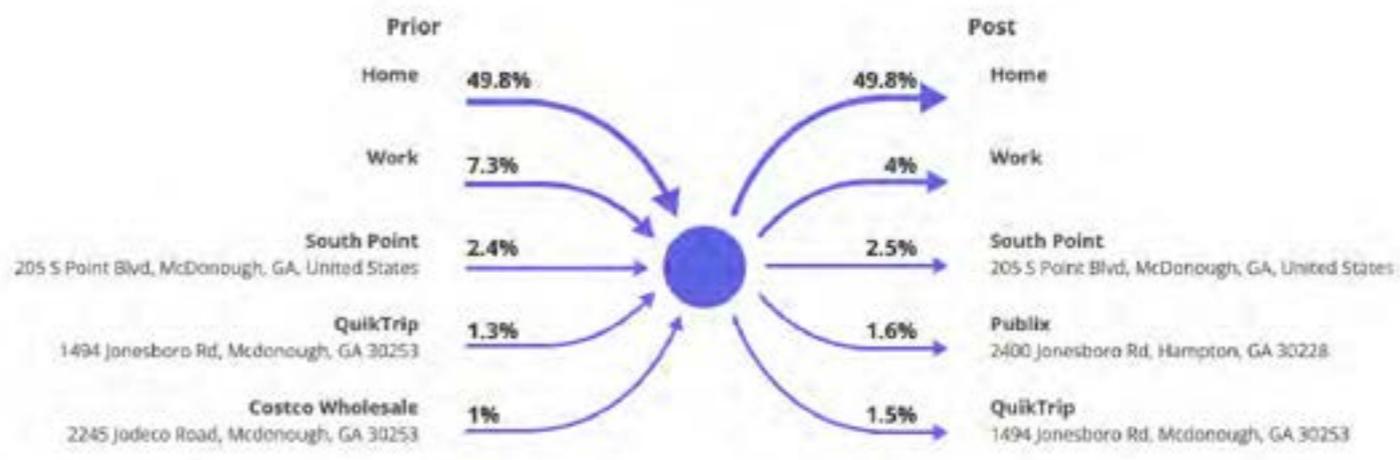
Henry Town Center

Henry Marketplace

MARKET LANDSCAPE



VISITOR JOURNEY



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