

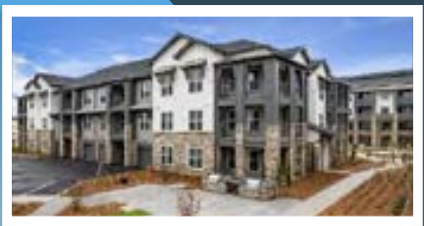


HOME	
MARKET OVERVIEW	
AREA HIGHLIGHTS	
LOCATION	
SURROUNDING RETAIL	
MARKET AERIAL	A2
PROPERTY AERIAL	
SITE PLAN	
DEVELOPMENT PLAN	
DEMOGRAPHIC PROFILE	
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PREVIOUS	NEXT

HenryTown Center



Shoppes at Henry Crossing



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



I-75
166,000 VPD

EXIT 221

SITE PLAN - PROPERTY LAYOUT
C2 - RETAIL

**AVAILABLE
FOR SALE
PARCEL A**
±18.17 TOTAL ACRES

N. Bridges Rd
± 5,000 VPD

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

Jonesboro Rd
36,300 VPD

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

166,000
VPD ON NEARBY
INTERSTATE I-75



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

**MAJOR MARKET
TRAFFIC DRIVERS**
RETAIL NODE: 5380 McDonough

**11.9M
YEARLY VISITORS**



MAIN + MAIN HENRY COUNTY

JONESBORO ROAD - McDONOUGH, GA

110 Commercial Dr., McDonough, GA 30253

HOME	
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PROPRTY 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 HENRY HOSPITAL



NEW DEVELOPMENTS



HOME
MARKET OVERVIEW
AREA HIGHLIGHTS
LOCATION
SURROUNDING RETAIL
MARKET AERIAL
PROPERTY AERIAL
SITE PLAN
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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



LOCATED NEAR BY



TRAFFIC COUNTS



I-75
166,000 VPD



JONESBORO RD
36,000 VPD

EXIT 221

I-75 Exit Ramp

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



THE **HENRY**
REPORTER
Sharing Local News Since 2017

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ATLANTA

29 MILES
ATLANTA

23 MILES
ATLANTA AIRPORT

LOCATION



TOTAL POPULATION
10 Miles | 316,684



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



166,000
VPD ON NEARBY
INTERSTATE I-75

I-75
119,000 VPD

SITE

EXIT 221

1 MILE

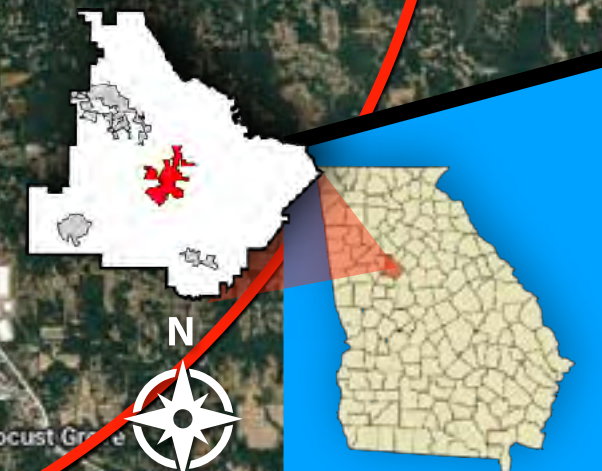
3 MILE

5 MILE

10 MILE



Atlanta
Hartsfield
Jackson
International
Airport



SURROUNDING RETAIL

Atlanta

HOME

MARKET OVERVIEW

AREA HIGHLIGHTS

LOCATION

SURROUNDING RETAIL

MARKET AERIAL A2

PROPERTY AERIAL

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NEXT

Argento At The Bridges
306 UNITS

Tessa Jodeco
140 UNITS

Cooper Park
130 Homes

HenryMarketplace

EXIT 221

SITE

Jonesboro Rd
36,300 VPD

Birch Creek
Elementary School
5,000 Students by 2028

Kelly Green Acres
287 Townhomes

I-75
166,000 VPD

Newberry
230 Townhomes

Kelly Green Acres
155 Homes

AVAILABLE
FOR SALE
PARCEL A
±18.17 TOTAL ACRES

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



PREVIOUS

NEXT



MARKET AERIAL

HOME

MARKET OVERVIEW

AREA HIGHLIGHTS

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MARKET AERIAL

A2

PROPERTY AERIAL

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

**AVAILABLE
FOR SALE
PARCEL A**
±18.17 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

← PREVIOUS

NEXT →



**Tapestry
Overbrook**
260 APARTMENTS



**OAK GOAVE VISTA
APARTMENTS**
348 APARTMENTS



NORTH BRIDGES TOWNHOMES
PHASE I - Townhomes 20.63AC - 210 Units
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REGAL

Shoppes at Henry Crossing



RESURGENT'S
ORTHOPAEDICS

QT

Sevenson Williams

Waffle House

DUNKIN'

5

Bojangles

City BARBEQUE

RaceTrac

Starbucks

SKY ZONE

sam's club



Henry/Marketplace



Crittle Creek

75

I-75
166,000 VPD

Jonesboro Rd
36,300 VPD

N. Bridges Rd
± 5,000 VPD

Mt. Carmel Rd.
10,000 VPD

75

EXIT 221

75

75

75

HOME	75
MARKET OVERVIEW	
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MARKET AERIAL

Shoppes at Henry Crossing



Tapestry Overbrook
260 APARTMENTS

RESURGENS
ORTHOPAEDICS



OAK GOAVE VISTA APARTMENTS
348 APARTMENTS



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



NORTH BRIDGES TOWNHOMES
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I-75
166,000 VPD

Atlanta

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HenryTown Center



Shoppes at Henry Crossing



PROPERTY AERIAL



Tapestry Overbrook
260 APARTMENTS

Atlanta

I-75
166,000 VPD

EXIT 221

AVAILABLE
FOR SALE
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



I-75
166,000 VPD

sam's club



EXIT 221

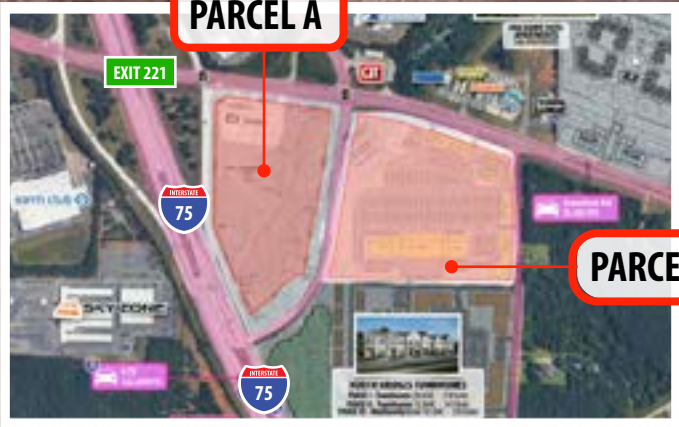


➔ Atlanta

AVAILABLE
FOR SALE
PARCEL A
±18.17 TOTAL ACRES



Jonesboro Rd
36,300 VPD



ZOOMED-OUT

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PROPERTY AERIAL



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

I-75
166,000 VPD

**SITE PLAN - PROPERTY LAYOUT
C2 - RETAIL**

**I-75 EXPRESS
LANE RAMP**

Jonesboro Rd
36,300 VPD



ZOOMED-OUT



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PROPERTY AERIAL

 I-75
166,000 VPD



 SKY ZONE

 sam's club

**AVAILABLE
FOR SALE
PARCEL A**
±18.17 TOTAL ACRES

 I-75 EXPRESS
LANE RAMP

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

SITE PLAN - PROPERTY LAYOUT
C2 - RETAIL



ZOOMED-OUT

 Jonesboro Rd
36,300 VPD

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SITE PLAN - PROPERTY BOUNDARY AND TOPO

LAND LOTS 111, 112 & 113 OF THE 6TH DISTRICT
HENRY COUNTY, GEORGIA

LOT CORNER TABLE				
LOT	111	112	113	114
111	111.1	111.2	111.3	111.4
112	112.1	112.2	112.3	112.4
113	113.1	113.2	113.3	113.4



Moore Bass Consulting, Inc.
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• Landscape Architecture
• Environmental Planning
www.moorebass.com
FALLS CHURCH • ATLANTA
1850 Kays Ferry Court
McDonough, GA 30053
770.334.3334

PROJECT NAME
MAIN + MAIN HENRY COUNTY
HENRY COUNTY, GEORGIA
CLIENT NAME
McGARTY INVESTMENTS, LLC
308 WELL AVE. BLVD. E.
ATLANTA, GEORGIA 30307

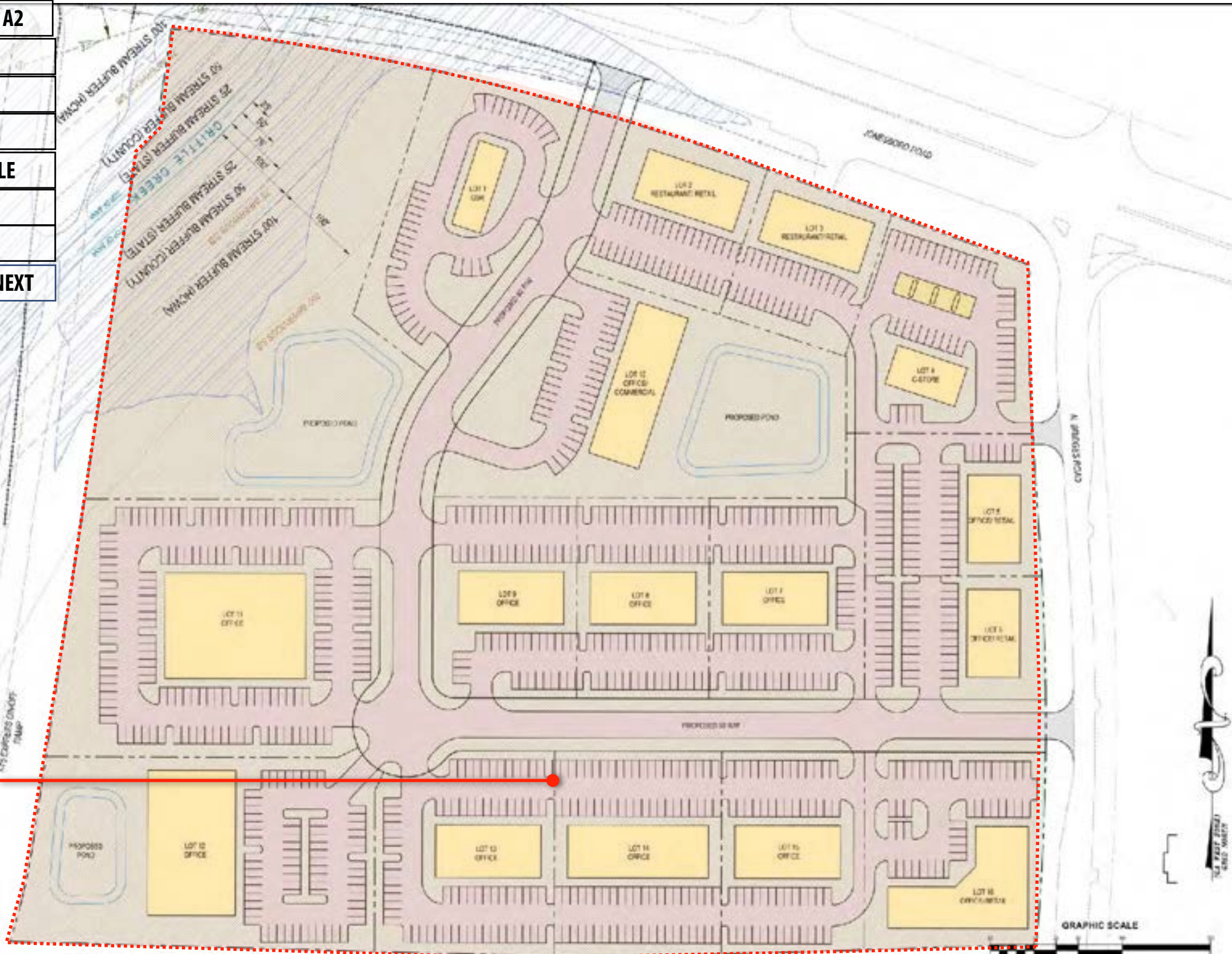
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SITE PLAN - PROPERTY LAYOUT C1 - OFFICE

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



Moore Bass Consulting, Inc.
+ Civil Engineering
+ Land Surveying
+ Design-Build Consulting
+ Landscape Architecture
+ Environmental Planning
www.moorebass.com
1000 Kings Highway East
Marietta, GA 30067
770-514-8888

PROJECT NAME: JAMESBROWN BRIDGES ROAD COMMERCIAL
CLIENT NAME: MCGRAW HILL COMMERCIAL REAL ESTATE, LLC

REVISIONS	DATE	BY	DESCRIPTION
1	10/1/2024	MB	INITIAL DESIGN
2	10/1/2024	MB	REVISED DESIGN
3	10/1/2024	MB	FINAL DESIGN
4	10/1/2024	MB	CONCEPTUAL SITE PLAN

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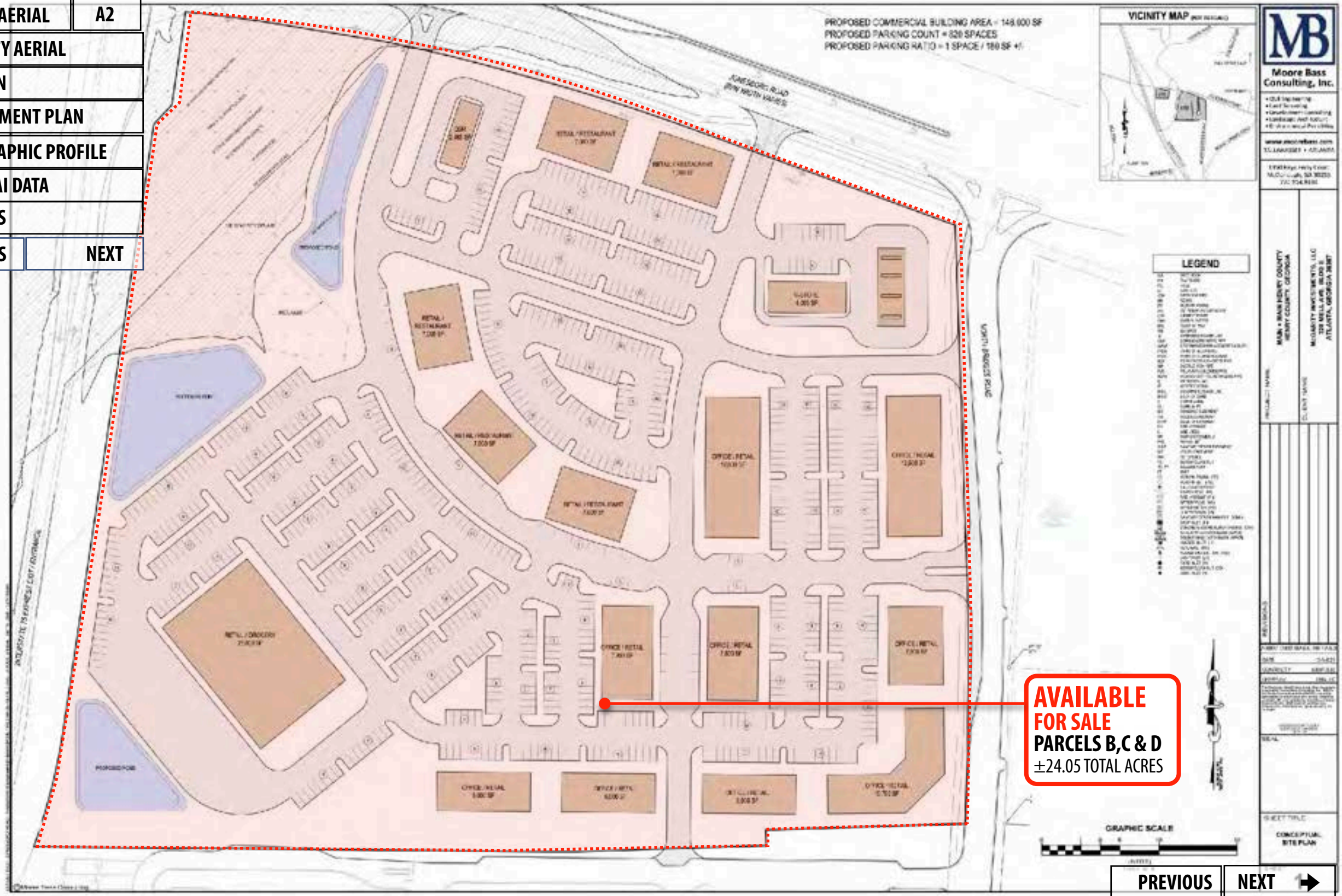
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SITE PLAN - PROPERTY LAYOUT C3 - MIXED USE (Parking Variance Required)



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DEMOGRAPHIC PROFILE

POPULATION	1 MILES	3 MILES	5 MILES	10 MILES
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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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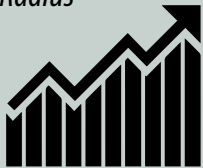
BUSINESS

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

MEDIAN HH INCOME




101,434

POPULATION




36,790

HOUSEHOLDS



2.9%

UNEMPLOYMENT RATE



79,741

LABOR FORCE

Applied Geographic Solutions



HOME	
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PREVIOUS	NEXT

CONTACTS



ATLANTA
LEASING
& INVESTMENT

DAVID AYNES



dave@atlantaleasing.com



[678.665.3283](tel:678.665.3283)

JOHN McGARITY REALTY

NATHAN McGARITY



nkmcgarity@gmail.com



[770.616.6752](tel:770.616.6752)



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& INVESTMENT