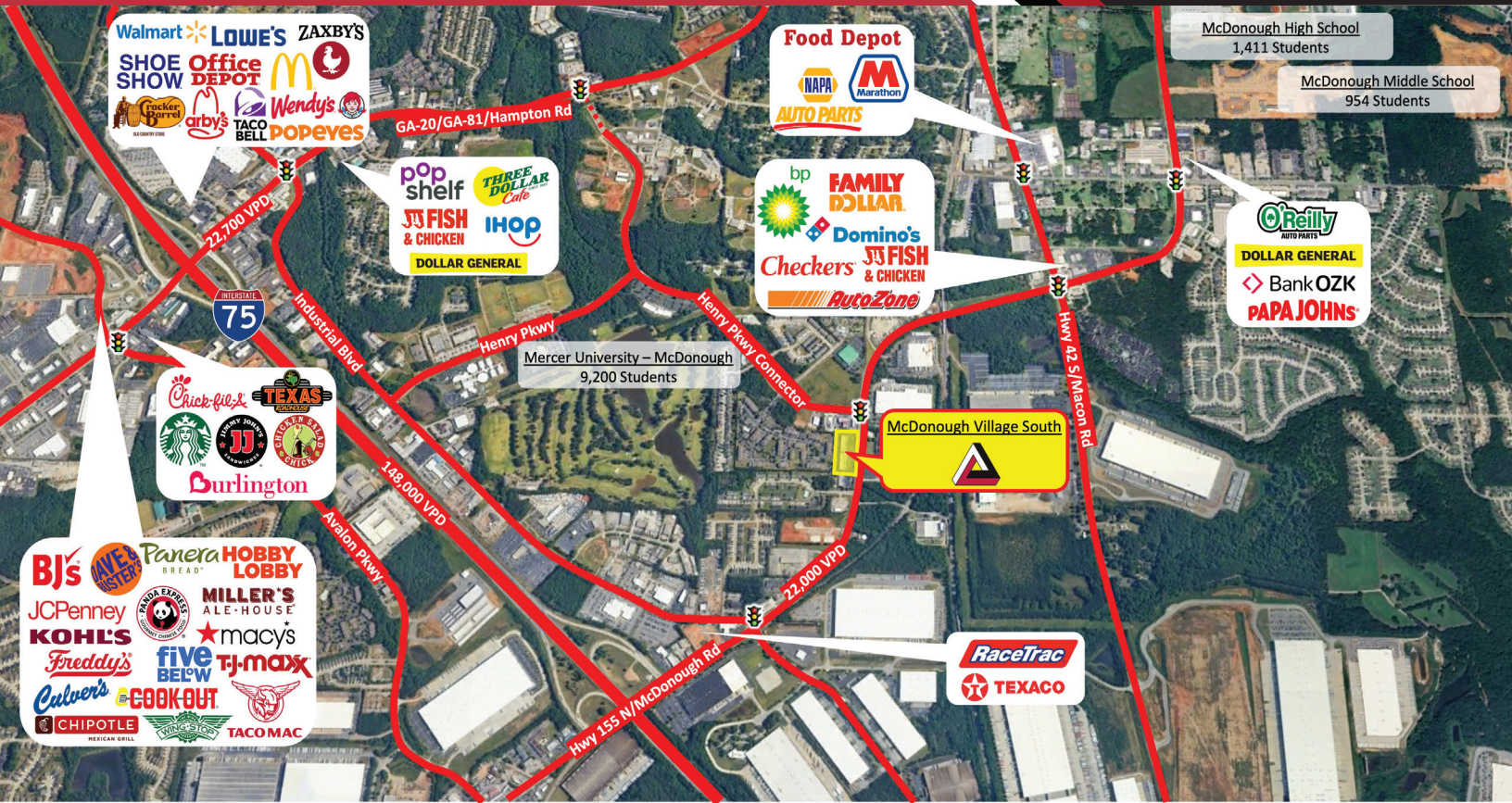





MCDONOUGH VILLAGE SOUTH


410 Highway 155 S, McDonough GA 30253




DEMOGRAPHICS

1 MILE


 4,266
Estimated population


 3,120
Estimated daytime population


 \$71,384
Average household income

 1,440
Households

3 MILE


 43,526
Estimated population


 20,605
Estimated daytime population


 \$85,343
Average household income

 15,887
Households

5 MILE

 85,445
Estimated population

 31,477
Estimated daytime population

 \$100,662
Average household income

 30,136
Households

DRIVE TIME POPULATION

5
Min  6,107

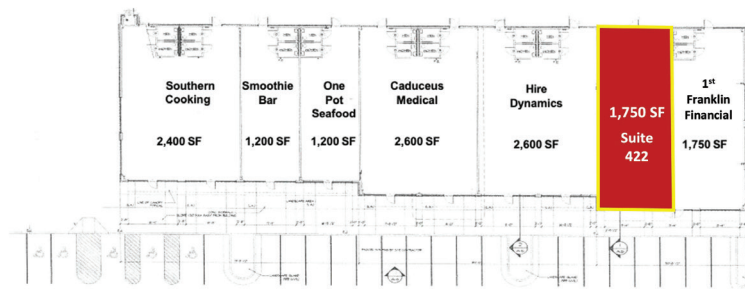
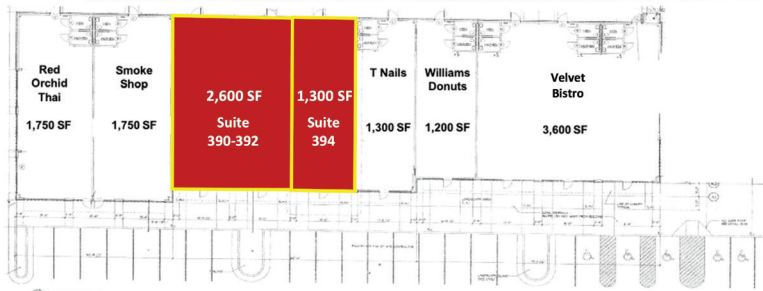
10
Min  42,226

15
Min  116,389

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

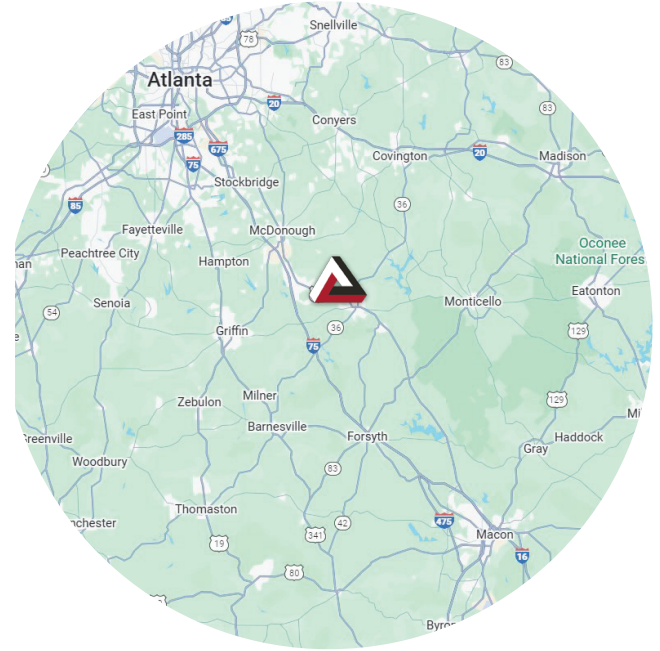
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
386	Red Orchid Thai	1,750 SF	398	Williams Donuts	1,200 SF	414-416	Caduceus Medical	2,600 SF
388	Smoke Shop	1,750 SF	402	Velvet Bistro	3,600 SF	418-420	Higher Dynamics	2,600 SF
390-392	Available	2,600 SF	406-408	Southern Cooking	2,400 SF	422	Available	1,750 SF
394	Available	1,300 SF	410	Smoothie Bar	1,200 SF	424	1st Franklin Financial	1,750 SF
396	T Nails	1,300 SF	412	One Pot Seafood	1,200 SF			



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HIGHLIGHTS

- 1,300 SF to 2,600 SF retail available for lease.
- McDonough Village South is located on GA-Hwy 155 N/ McDonough Rd (22,000VPD) with a dedicated turn lane, and is only 5 minutes (0.5 miles) from I-75.
- The property is located close to several business parks and distribution facilities, driving a heavy daytime population (20,605 employed within 3 miles).
- Minutes from Mercer University - McDonough campus (9,200 students).



22,00 on Highway 155 S/ McDonough Rd



Dedicated turn lane on Highway 155 S/ McDonough Rd



Monument signage available.

