

MARKET INFORMATION

- McDonough / Henry County is experiencing tremendous growth over the past few decades. 3.8% from 2000 - 2010 and 3.4% from 2010 - 2017.
- According to the US Census Bureau, Henry County was the 8th fastest-growing county in the nation by population and was ranked 6th in housing growth.
- Over the next four years, the Atlanta MSA is projected to experience a 3% growth rate with 80,000 new jobs and 65,000 households annually. Henry County is positioned to absorb much of this new household growth as it continues to emerge as a value-oriented residential destination.
- McDonough's ease of access makes it the perfect destination with 3 exits on I-75 and several highways that pass through downtown.
- Henry County has the 7th highest number of households in the 20-county Atlanta region with more than 79,100. It is also the 8th most populous county in the state.
- The Henry County school system is the largest single employer in the county with over 6,000 employees.
- More than 42% of the population within three miles has an average household income of more than \$75,000.
- Nearby Piedmont Henry Hospital employs more than 400 physicians and 500 nurses to serve over 200 beds.
- Atlanta Motor Speedway is located in Hampton, approximately 12 miles from the subject site. The NASCAR race track and 887-acre facility serves as a premier sports, corporate, family and entertainment facility attracting over 1 million people annually.



LOCATION

Located in Central Henry County Georgia on Interstate 75. Other major highways are U.S. Highway 23 and several State Routes.

• Atlanta, Georgia	30 miles
• Macon, Georgia	56 miles
• Carrollton, Georgia	66 miles
• Augusta, Georgia	140 miles

HIGHWAY 155 & OLD KELLEYTOWN ROAD
MCDONOUGH, GEORGIA
MARKET INFORMATION



Jim Wilson & Associates, LLC

2660 EastChase Lane, Suite 100, Montgomery, Alabama 36117-7024
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THE CENTER

48,000-square-foot grocery anchored center with the availability of one junior anchor, 20,000 square feet of shops and three outparcels.

PROJECTED OPENING DATE

Summer 2021

AREA RETAILERS:

- Belk
- Old Navy
- Sam's Club
- Marshalls
- Books-a-Million
- Dick's Sporting Goods
- Regal Theatre
- Target
- Best Buy
- HomeGoods
- Michaels
- Bed Bath & Beyond
- Gander Outdoors
- LA Fitness

MAJOR EMPLOYERS

- Henry County Schools
- Henry County Government
- Luxottica Retail Group
- Piedmont Henry Medical Center
- Federal Aviation Administration
- Georgia Power Customer Care Center
- PVH Corp

TRADE AREA / DEMOGRAPHICS

DEMOGRAPHICS	5 Mile Radius	10 Minute Drive Time
2018 Population	47,925	15,946
2018 Households	16,777	5,467
2018 Avg Household Income	\$93,989	\$97,646
Median Age	39.9	41.7
Est. Avg HH Net Worth	\$595,001	\$677,907

CONTACT INFORMATION

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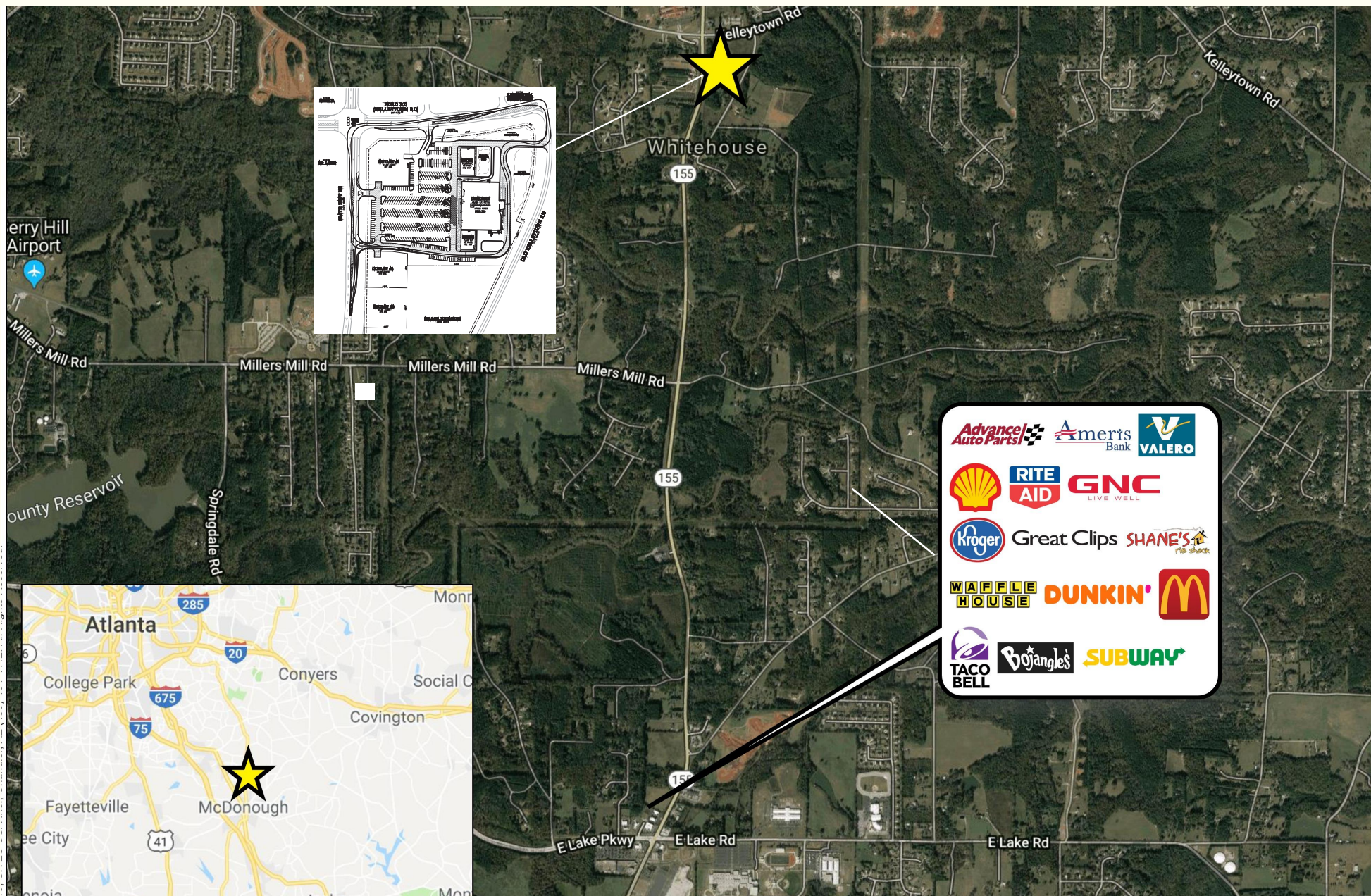
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HIGHWAY 155 & OLD KELLEYTOWN ROAD
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GENERAL INFORMATION/DEMOGRAPHICS



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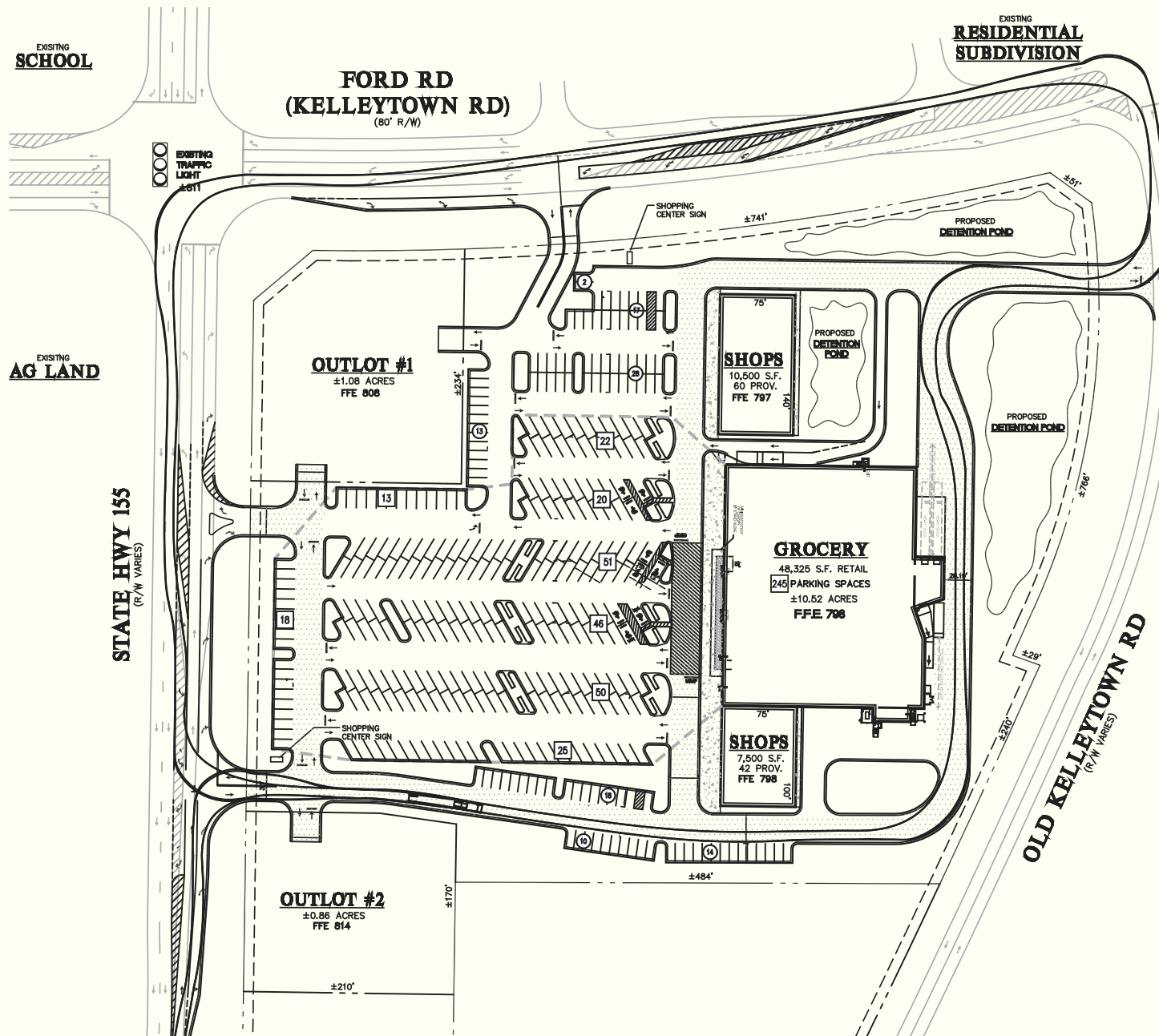


HIGHWAY 155 & OLD KELLEYTOWN ROAD MCDONOUGH, GEORGIA AERIAL / RETAILERS



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HIGHWAY 155 & OLD KELLEYTOWN ROAD MCDONOUGH, GEORGIA SITE PLAN



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