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 887acre 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
Macon, Georgia
Carrollton, Georgia
Augusta, Georgia
140 miles



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 Spring 2020

AREA RETAILERS:

Belk
Old Navy
Sam's Club
Marshalls
Target
Best Buy
HomeGoods
Michaels

Books-a-Million
 Dick's Sporting Goods
 Regal Theatre
 Bed Bath & Beyond
 Gander Outdoors
 LA Fitness

MAJOR EMPLOYERS

- · Henry County Schools
- · Henry County Government
- · Luxottica Retail Group
- $\boldsymbol{\cdot}$ Piedmont Henry Medical Center
- · Federal Aviation Administration
- · Georgia Power Customer Care Center
- · PVH Corp

TRADE AREA/DEMOGRAPHICS

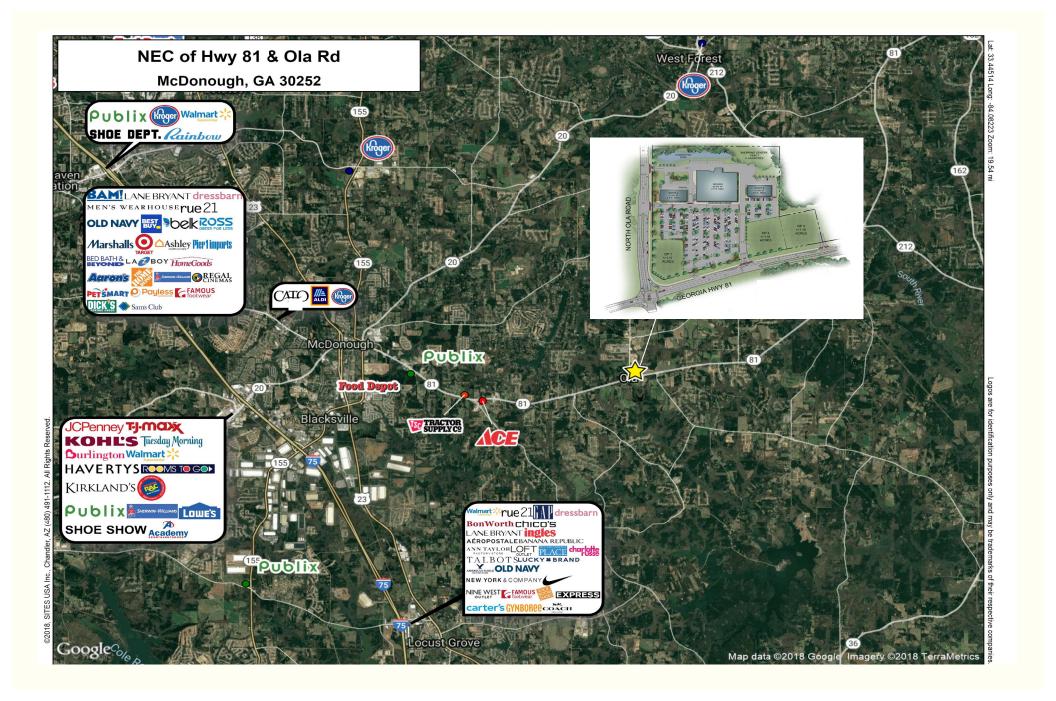
DEMOGRAPHICS	5 Mile Radius	5 Minute Drive Time
2018 Population	33,178	10,085
2018 Households	10,820	3,292
2018 Avg Household Income	\$92,463	\$83,896
Median Age	37.1	37.5
Est. Avg HH Net Worth	\$619,976	\$571,625

CONTACT INFORMATION

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THE SHOPPES AT OLA CROSSROADS AERIAL / RETAILERS





THE SHOPPES AT OLA CROSSROADS
SITE PLAN

