

MCDONOUGH DEVELOPMENT SITE

1224 AVALON PARKWAY
MCDONOUGH, GA 30253
HENRY COUNTY

±1.96 ACRES

ASKING PRICE:
\$1,500,000

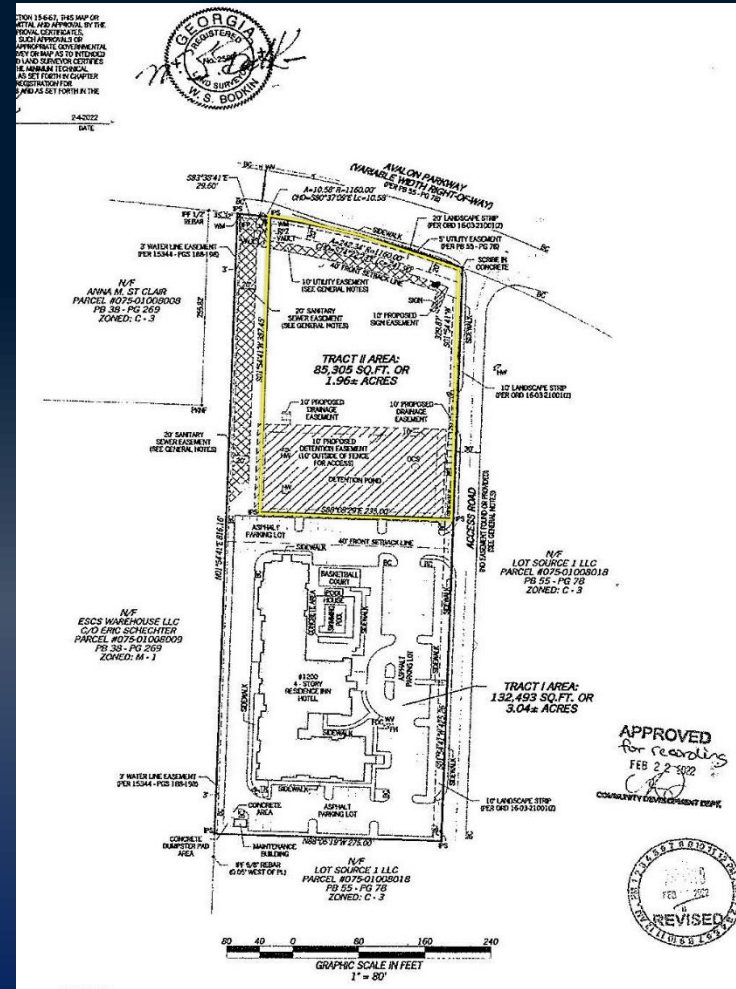


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PROPERTY INFORMATION

- ±1.96 Acres
- Zoned: C-2 (Commercial)
- All utilities available
- Level topography for efficient site development
- Surrounded by established residential density
- Immediate Access to Interstate 75
- Ideal for: medical office, professional office, retail/service retail and hospitality
- Traffic Counts (GDOT 2024 Published Data estimate):
 Highway 81 – 22,700 VPD
 Interstate 75 Express – 120,000 VPD








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DEMOGRAPHICS

1224 Avalon Parkway - McDonough, GA

POPULATION	3 MILE	5 MILE	10 MILE
2025 POPULATION	45,178	87,714	263,234
2030 ESTIMATED POPULATION	50,085	97,864	282,670
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 HOUSEHOLDS	16,294	30,897	92,152
2030 HOUSEHOLD ESTIMATES	18,163	34,703	99,714
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2025 HH INCOME	\$87,191	\$100,380	\$104,069
2030 HH INCOME ESTIMATE	\$96,844	\$110,796	\$114,458

AVERAGE INCOME	POPULATION (Henry County)	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
\$100,380	264,922	30,897	5.3%	70,358

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MAP



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