



## **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

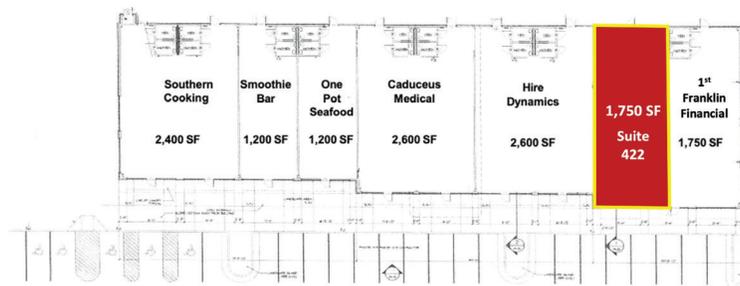
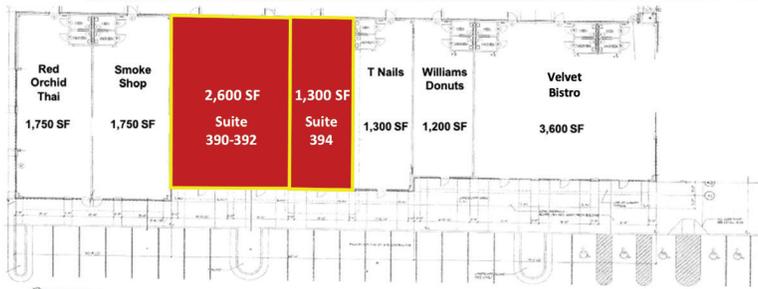
**10**  
Min  42,226

**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**

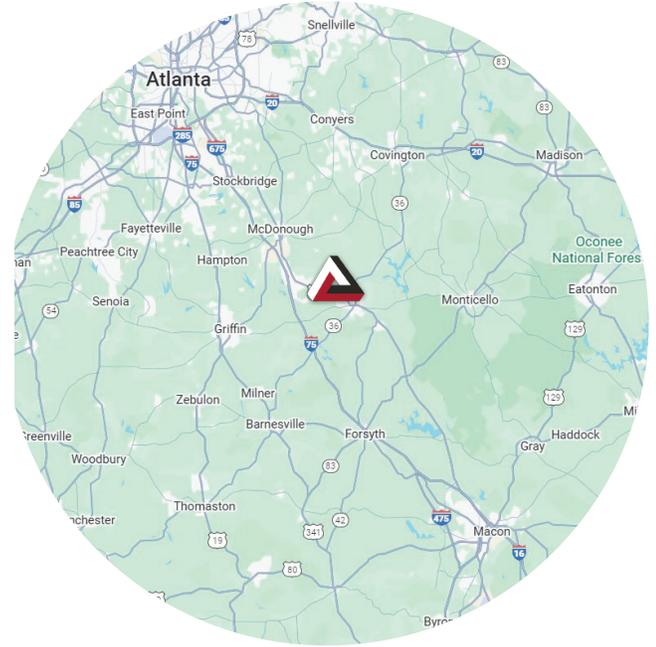
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
386	Red Orchid Thai	1,750 SF	398	Williams Donuts	1,200 SF	414-416	Caduceus Medical	2,600 SF
388	Smoke Shop	1,750 SF	402	Velvet Bistro	3,600 SF	418-420	Higher Dynamics	2,600 SF
390-392	Available	2,600 SF	406-408	Southern Cooking	2,400 SF	422	Available	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.



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