

## .54 ACRES - PAD READY

1720 Highway 20 West  
McDonough, GA 30253

 **FICKLING  
& COMPANY**  
A Full Service Real Estate Company  
[commercial.fickling.com](http://commercial.fickling.com)



**Lot Size:** .54 Acres

**Description:** This PAD READY site has been approved for a 6,000 SF building. Water, sewer, curb cuts, storm water retention & trash enclosure already in place

**Utilities:** All Available

**Zoning:** Commercial

**Parking:** See conceptual

**Traffic Count:** 26,000 VPD

**Location:** Property is adjacent to New O'Reilly's Auto Parts on the corner of Hwy 20 West and Nail Road in McDonough, Georgia.

**Nearby Businesses:** New Rooms to Go, Kohl's, JCPenney, Academy Sports, TJ Maxx, Burlington, Hobby Lobby.

**Note:** Owner will do build to suit for any interested prospect.

**Reduced Price: \$495,000**  
~~**Sale Price: \$600,000**~~

**FOR MORE  
INFORMATION  
CONTACT**

Trip Wilhoit, CCIM, ALC  
478-746-9421 (O)  
478-960-4080 (C)  
[trip@fickling.com](mailto:trip@fickling.com)

Patty Burns, CCIM, ALC  
478-746-9421 (O)  
478-951-5100 (C)  
[patty@fickling.com](mailto:patty@fickling.com)

[commercial.fickling.com](http://commercial.fickling.com)

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

# .54 ACRES - PAD READY

1720 Highway 20 West  
McDonough, GA 30253



2019 DEMOS	3 Mile	5 Mile	10 Mile
Population	30,397	65,612	221,987
Median Age	32.4	34.8	36.1
Average HH Income	\$69,573	\$76,913	\$78,743

**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 (O)  
478-960-4080 (C)  
[trip@fickling.com](mailto:trip@fickling.com)

**Patty Burns, CCIM, ALC**  
478-746-9421 (O)  
478-951-5100 (C)  
[patty@fickling.com](mailto:patty@fickling.com)

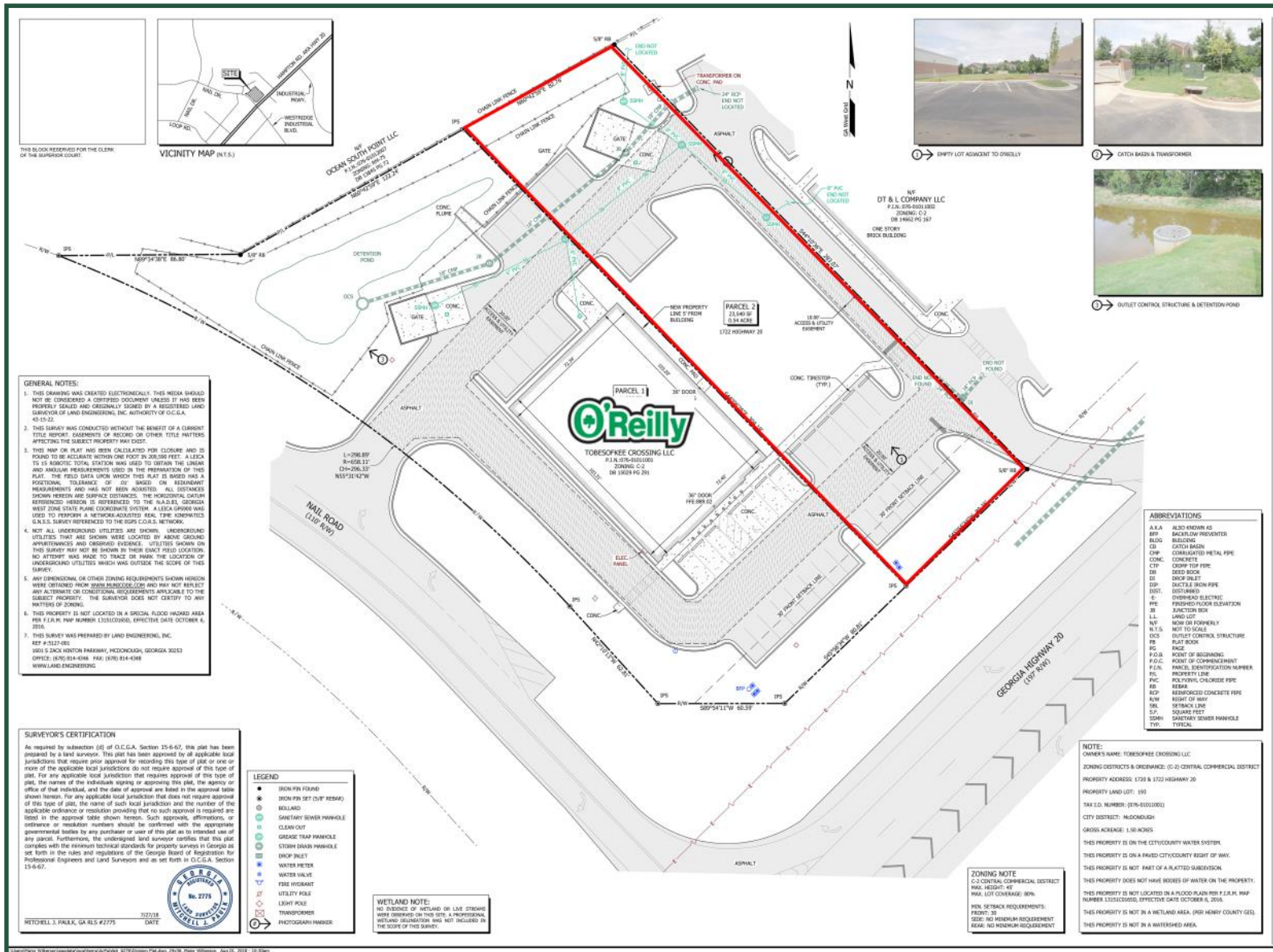
**commercial.fickling.com**

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

# .54 ACRES - PAD READY

1720 Highway 20 West  
McDonough, GA 30253



**FOR MORE INFORMATION CONTACT**

Trip Wilhoit, CCIM, ALC  
478-746-9421 (O)  
478-960-4080 (C)  
trip@fickling.com

Patty Burns, CCIM, ALC  
478-746-9421 (O)  
478-951-5100 (C)  
patty@fickling.com

[commercial.fickling.com](http://commercial.fickling.com)

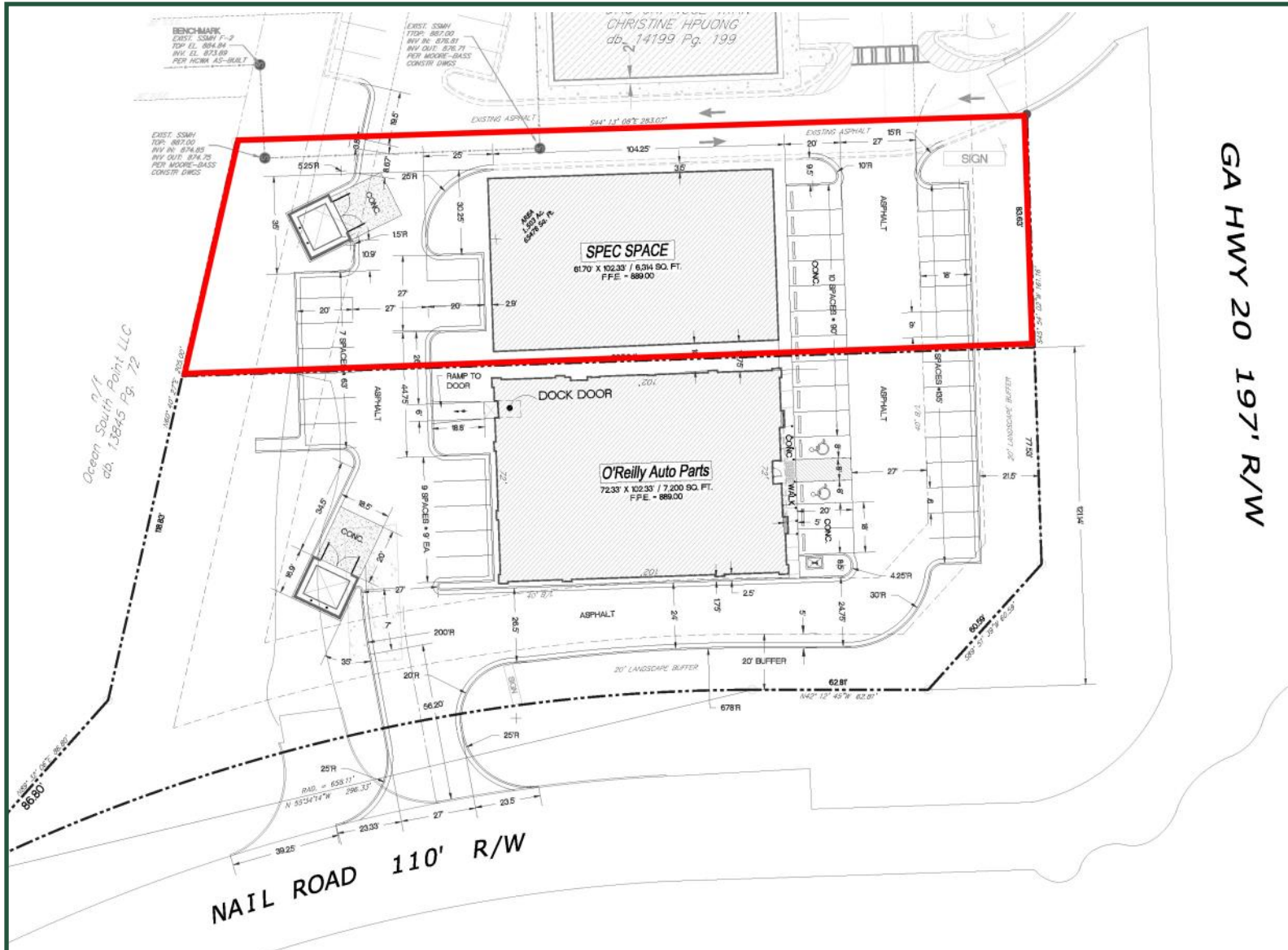
577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

# .54 ACRES - PAD READY

1720 Highway 20 West  
McDonough, GA 30253

## CONCEPTUAL PLAN



**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 (O)  
478-960-4080 (C)  
[trip@fickling.com](mailto:trip@fickling.com)

**Patty Burns, CCIM, ALC**  
478-746-9421 (O)  
478-951-5100 (C)  
[patty@fickling.com](mailto:patty@fickling.com)

**[commercial.fickling.com](http://commercial.fickling.com)**

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company