



105 Charles Court (Highway 155 S)
McDonough, Henry County, Georgia 30253

LEASE

**NEW CONSTRUCTION • BUILD-TO-SUIT
READY FOR OCCUPANCY AUGUST 2022**



10,000± SF Warehouse / Office

LEASE RATE: \$7,500.00 PER MONTH, NNN

CAM, TAXES & INSURANCE: \$750 PER MONTH (EST)

CBCMACON.COM

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**COLDWELL
BANKER
COMMERCIAL**
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COLDWELL BANKER COMMERCIAL EBERHARDT & BARRY 990 Riverside Drive Macon, GA 31201 (478) 746-8171

Created 7/6/21



PROPERTY OVERVIEW

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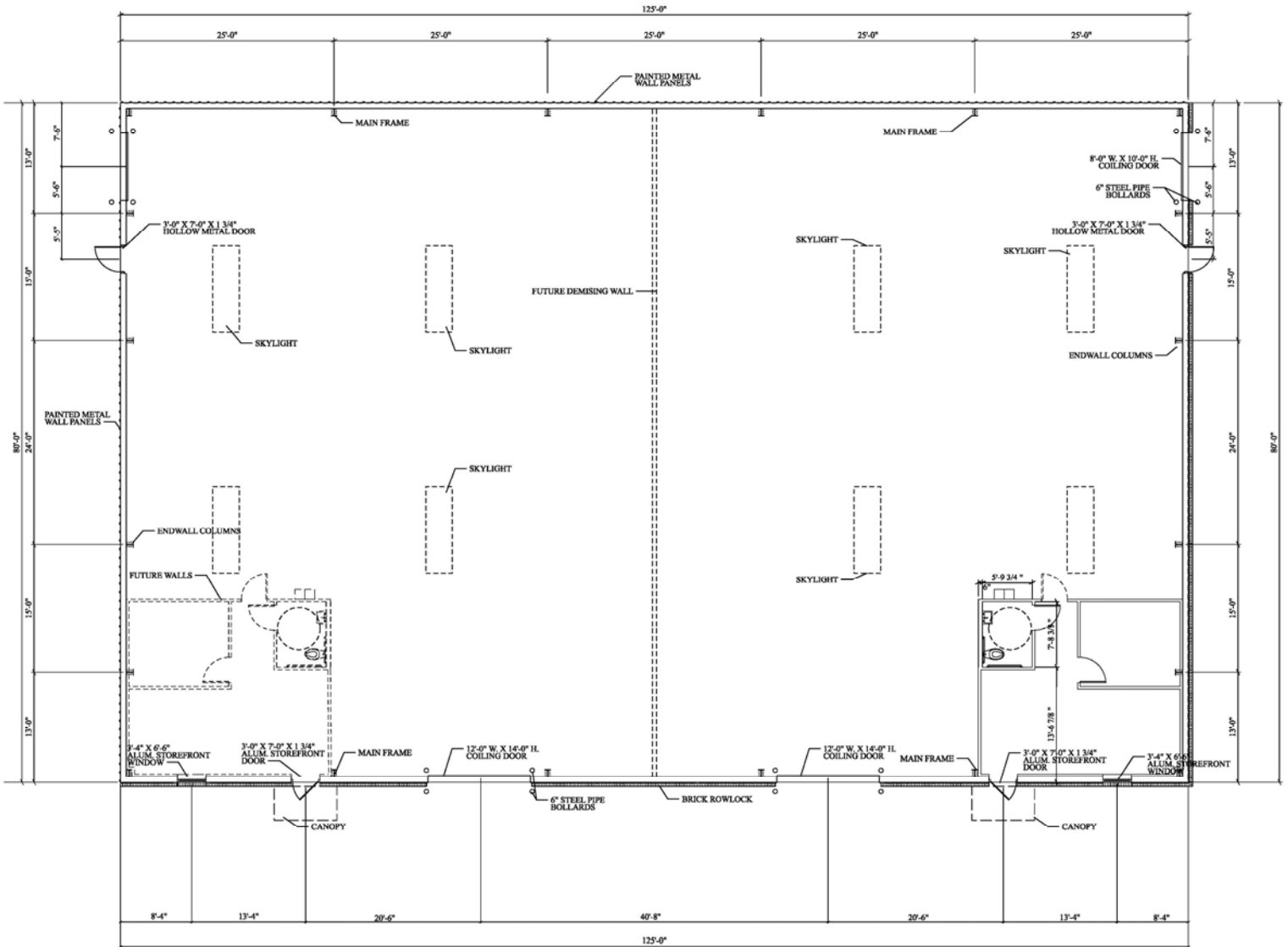
**NEW CONSTRUCTION • BUILD-TO-SUIT
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LOCATION:	Subject property located 1/2 mile from Interstate 75 on Highway 155 South.
PROPOSED BUILDING INFORMATION:	10,000± SF Warehouse / Office Building (See Floor Plan page 3 & Site Plan page 4) <ul style="list-style-type: none">• Ceiling Height: 18' eave height• Truck Loading:<ul style="list-style-type: none">- Three (3) 12' x 14' overhead drive-in doors- One (1) 8' x 10' dock high door- Central heat and air conditioning in office area• Fire Protection: Fully sprinkled
PARKING:	Asphalt paved parking
UTILITIES:	All utilities serve the site.
ZONING:	M-1, Light Industrial C-3, Highway Commercial
LEASE RATE:	\$7,500 PER MONTH, NNN CAM, T & I: \$750 PER MONTH (EST)



PROPOSED FLOOR PLAN

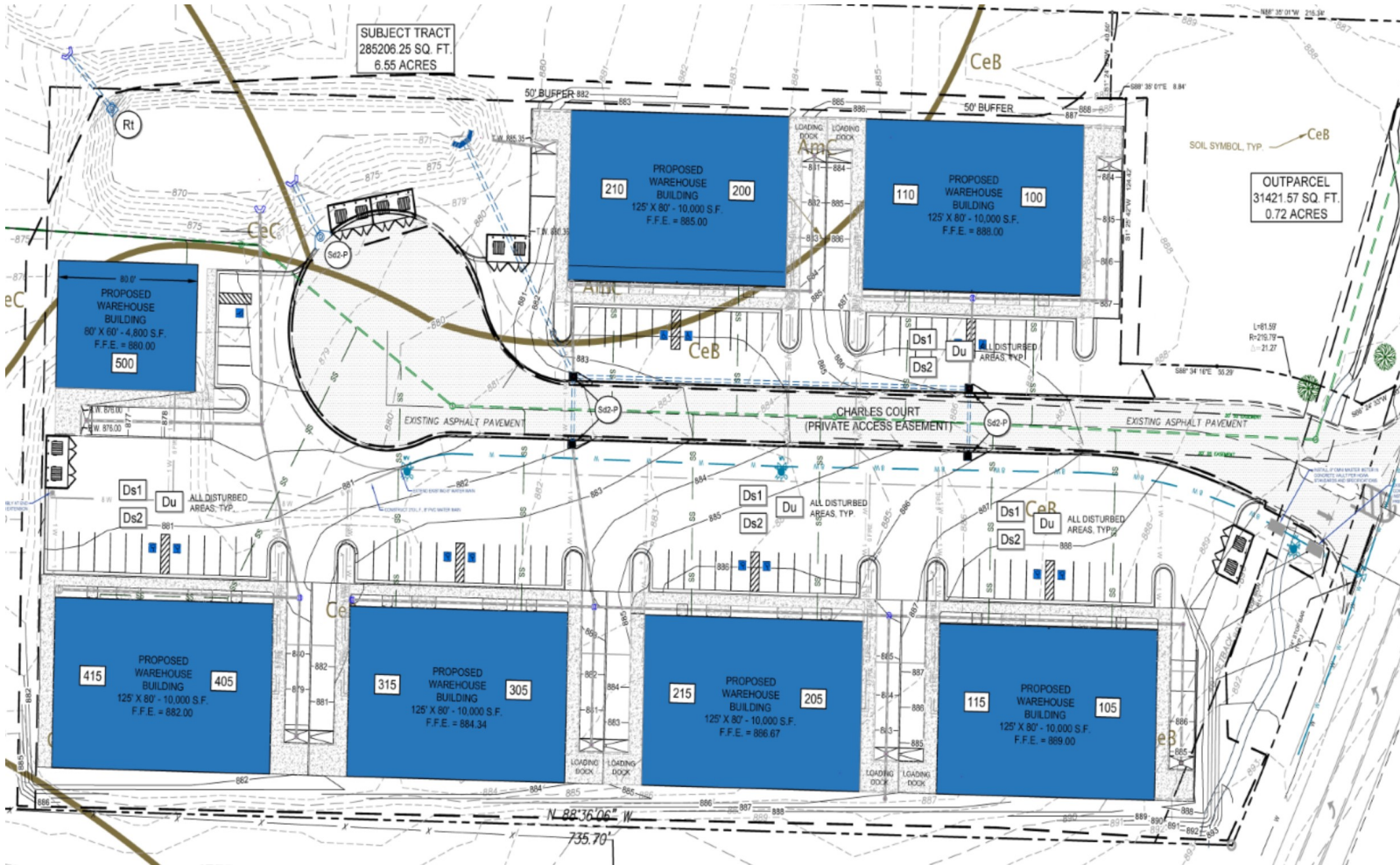
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SITE PLAN

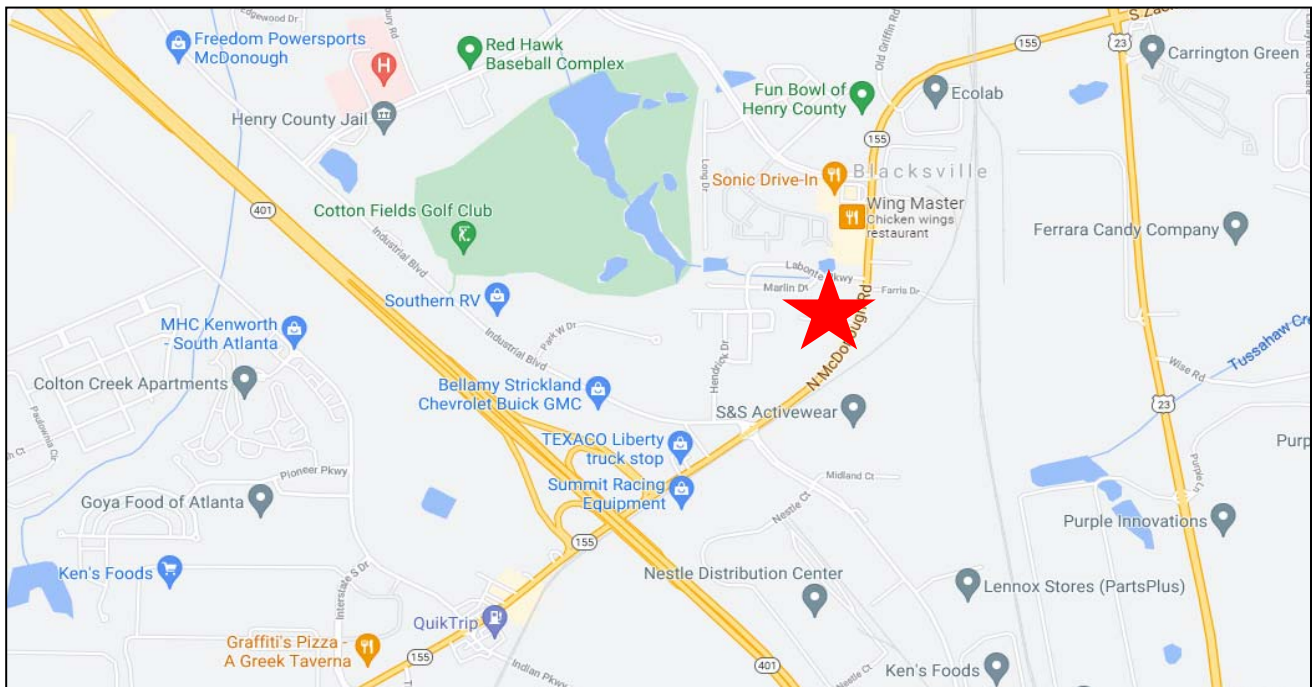
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MAPS

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DEMOGRAPHICS - HENRY COUNTY

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KEY FACTS

249,468

Population



Average Household Size

36.8

Median Age

\$73,369

Median Household Income

EDUCATION

8%

No High School Diploma



31%
High School Graduate



31%
Some College



30%
Bachelor's/Grad/Prof Degree

BUSINESS



6,081

Total Businesses



59,286

Total Employees

EMPLOYMENT



64%

White Collar



25%

Blue Collar



11%

Services



5.3%
Unemployment Rate

INCOME



\$73,369

Median Household Income



\$31,254

Per Capita Income



\$189,944

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (22%)

The smallest group: \$15,000 - \$24,999 (4.7%)

Indicator ▲	Value	Diff	
<\$15,000	5.3%	-5.2%	<div style="width: 5.3%;"></div>
\$15,000 - \$24,999	4.7%	-4.1%	<div style="width: 4.7%;"></div>
\$25,000 - \$34,999	8.1%	-0.8%	<div style="width: 8.1%;"></div>
\$35,000 - \$49,999	11%	-1.3%	<div style="width: 11%;"></div>
\$50,000 - \$74,999	22%	+3.8%	<div style="width: 22%;"></div>
\$75,000 - \$99,999	15.2%	+2.5%	<div style="width: 15.2%;"></div>
\$100,000 - \$149,999	20.6%	+5.7%	<div style="width: 20.6%;"></div>
\$150,000 - \$199,999	7.1%	+0.8%	<div style="width: 7.1%;"></div>
\$200,000+	6.1%	-1.2%	<div style="width: 6.1%;"></div>

Bars show deviation from Georgia