

ExtraSpace
Storage

1,800 SF
available



Parcel 1

Open

CityBARBEQUE

Open

RaceTrac

Open



Coming
Soon



FOR LEASE

36,300 AADT '24

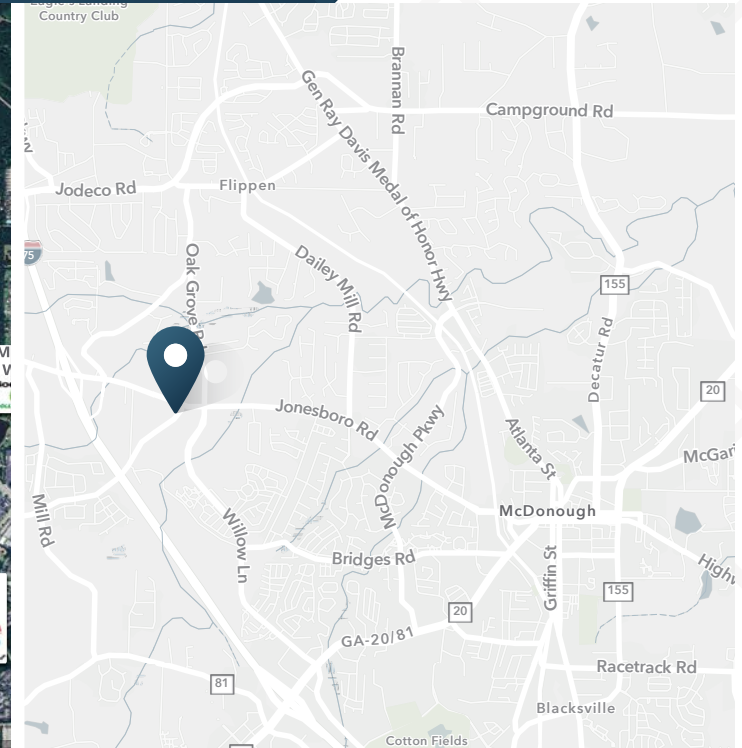
1180 Jonesboro Rd NE | McDonough, GA

Build-to-Suit or Ground Lease



1180 Jonesboro Road

McDonough, GA 30253



ABOUT THE PROPERTY

- Parcel 1: 1,800 SF available on new strip center development on Parcel 1
- New retail development in McDonough. Join Starbucks, City BBQ, and Racetrac.
- I-75 Express Lane Park & Ride Lot behind Outparcels
- Ideal for quick serve and casual dining restaurants
- Direct access to traffic light
- Interconnectivity with Oak Grove Vista: 348 unit mixed-use apartment community development
- Neighboring site proposes 850 apartments

JOIN THESE RETAILERS



Walgreens



TRAFFIC COUNTS

Jonesboro Rd NE
I-75

Year: 2024 | Source: GDOT

36,300 VPD
166,000 VPD

1,800 SF

Shop Space Available

Parcel 1

Contact
Broker

Rates

View Drone
Footage



Jonesboro Road Aerial

McDonough, GA



Henry Town Center



Shoppes at Henry Crossing



Oak Grove Vista

348 Multi-Family/Mixed-Use
Residents move in
March 2025

260 TH &
96 Retail spaces
Approved
Construction Expected
Jan/Feb 2025

SITE

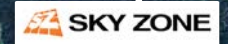
Henry Marketplace



McDonough West Plaza

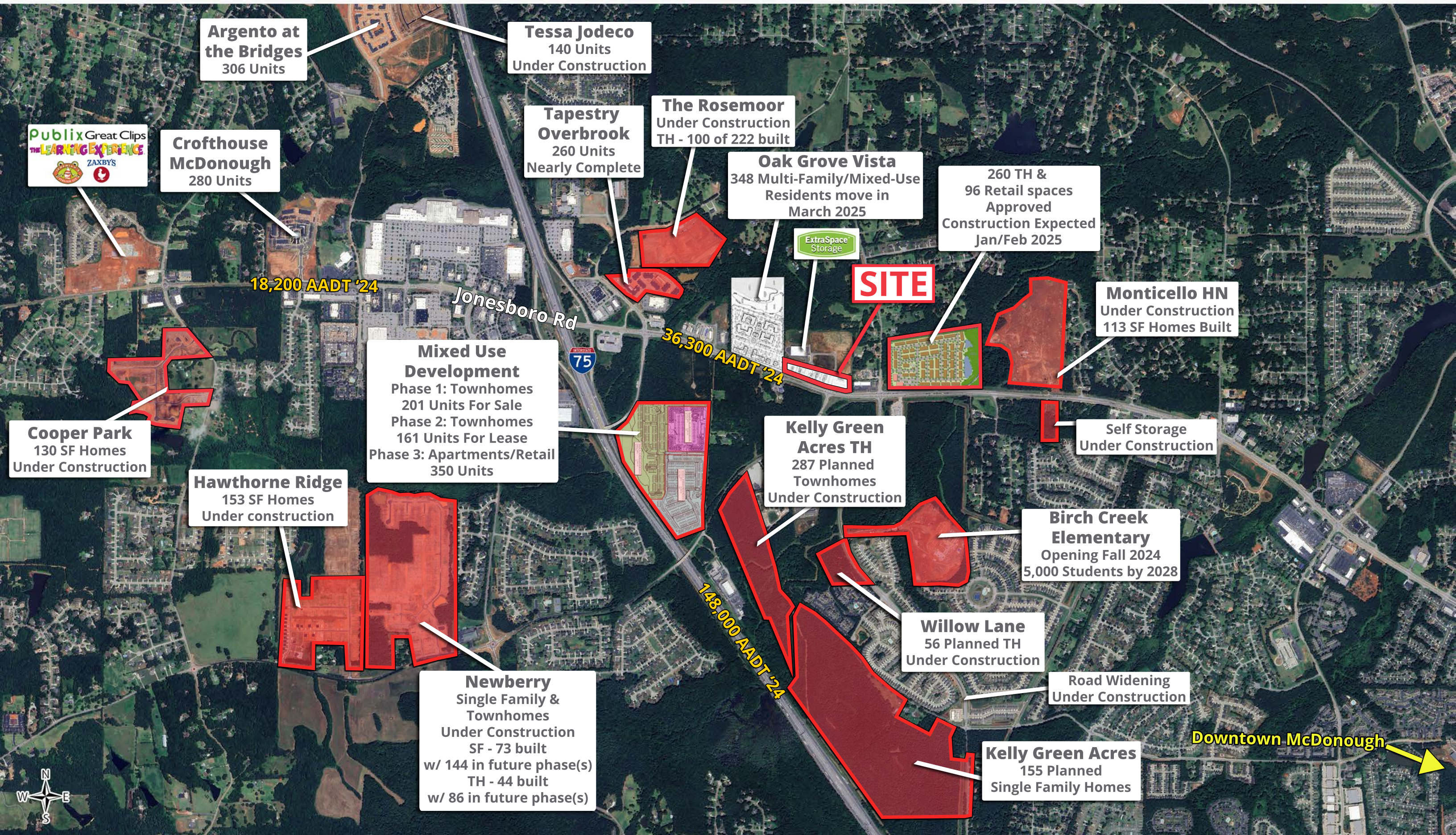


McDonough Crossing



Jonesboro Road Development Activity

McDonough, GA



Argento at the Bridges
306 Units

Tessa Jodeco
140 Units
Under Construction

Tapestry Overbrook
260 Units
Nearly Complete

The Rosemoor
Under Construction
TH - 100 of 222 built

Oak Grove Vista
348 Multi-Family/Mixed-Use
Residents move in
March 2025

260 TH &
96 Retail spaces
Approved
Construction Expected
Jan/Feb 2025

Monticello HN
Under Construction
113 SF Homes Built

Self Storage
Under Construction

Birch Creek Elementary
Opening Fall 2024
5,000 Students by 2028

Willow Lane
56 Planned TH
Under Construction

Kelly Green Acres
155 Planned
Single Family Homes

Road Widening
Under Construction

Newberry
Single Family &
Townhomes
Under Construction
SF - 73 built
w/ 144 in future phase(s)
TH - 44 built
w/ 86 in future phase(s)

Hawthorne Ridge
153 SF Homes
Under construction

Cooper Park
130 SF Homes
Under Construction

Mixed Use Development
Phase 1: Townhomes
201 Units For Sale
Phase 2: Townhomes
161 Units For Lease
Phase 3: Apartments/Retail
350 Units

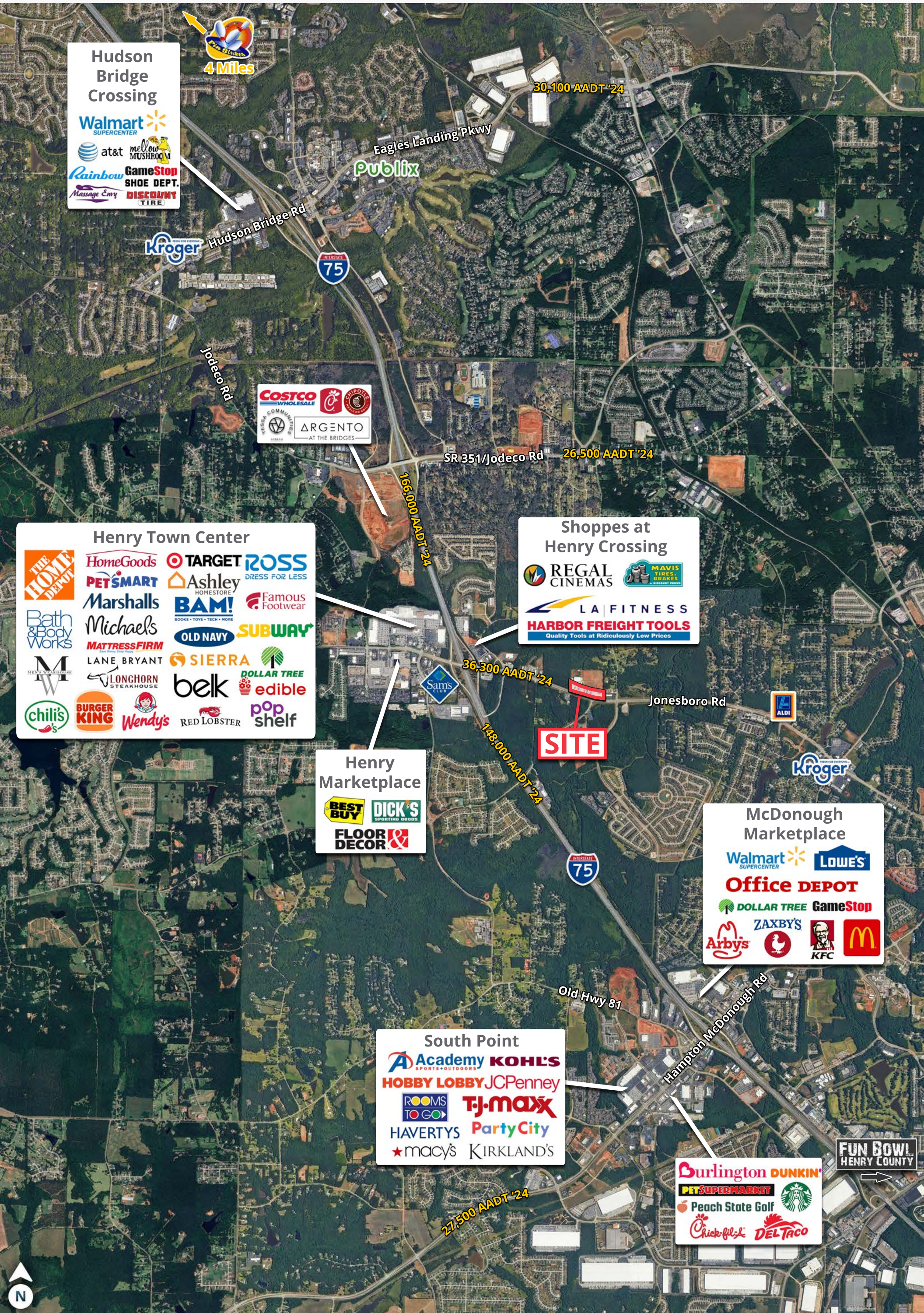
18,200 AADT '24

36,300 AADT '24

148,000 AADT '24

Downtown McDonough

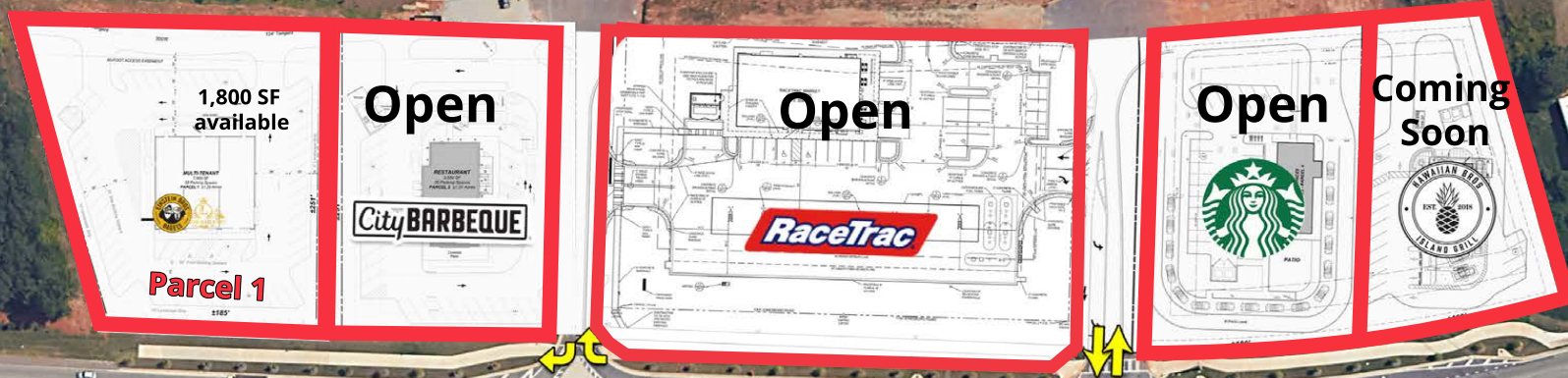






1180 Jonesboro Rd NE

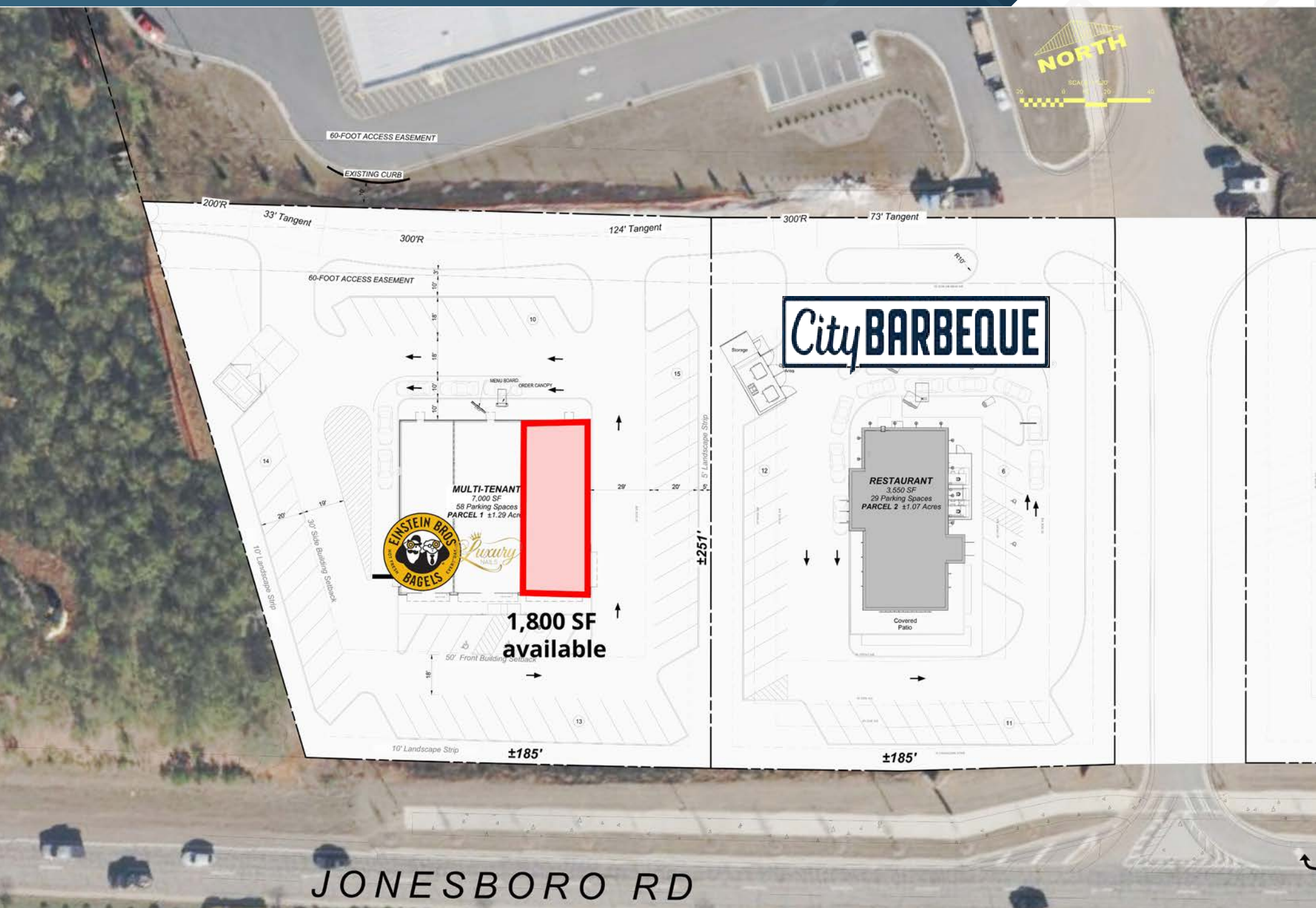
McDonough, GA 30253



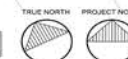
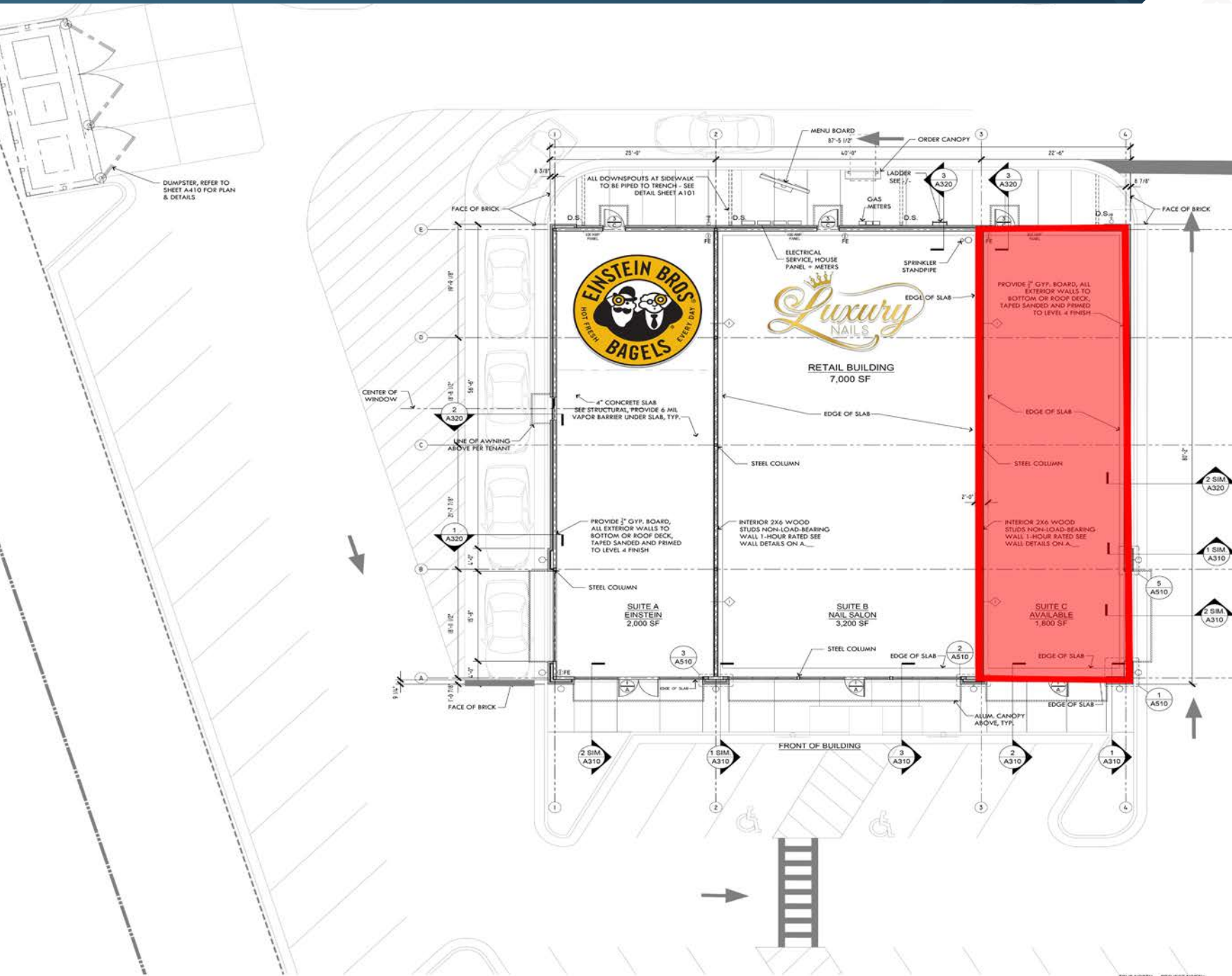
Jonesboro Rd

36,300 AADT '24

McDonough, GA 30253



McDonough, GA 30253

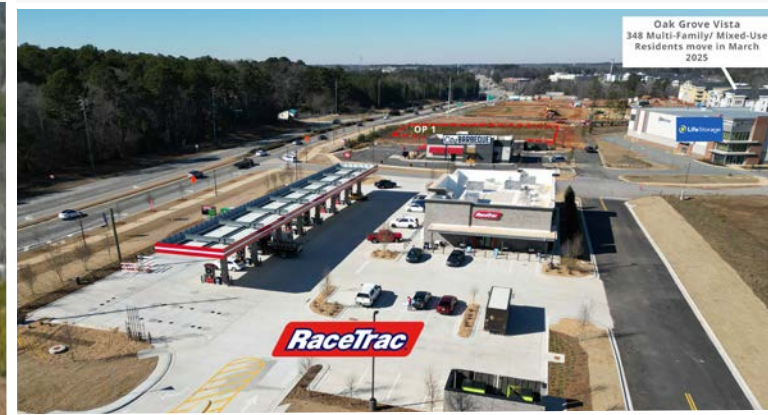


Drone Footage

1180 Jonesboro Road



Site Overview



Oak Grove Vista Apartment Complex

McDonough, GA 30253



Now Open
348 Multi-Family / Multi Use

OP 1

DEMOGRAPHIC HIGHLIGHTS

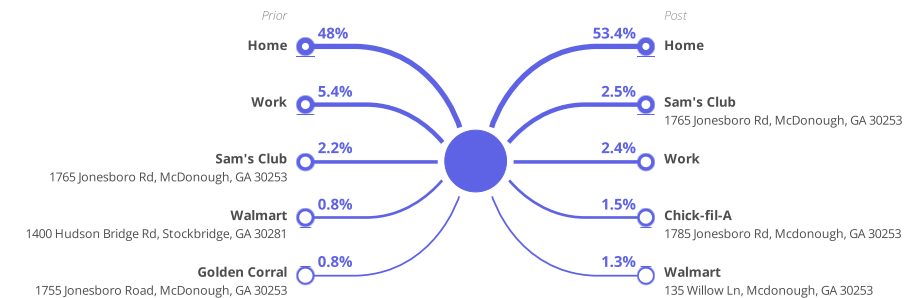
Population	1 mile	3 miles	5 miles
2022 Estimated Population	4,595	42,719	95,185
2027 Projected Population	5,033	44,372	99,212
Projected Annual Growth Rate 2022 to 2027	1.84%	0.76%	0.83%
Daytime Population			
2022 Daytime Population	4,027	39,428	99,513
Workers	1,670	17,449	48,963
Residents	2,357	21,979	50,550
Income			
2022 Est. Average Household Income	\$88,084	\$99,799	\$99,681
2022 Est. Median Household Income	\$71,005	\$78,162	\$77,840
Households & Growth			
2022 Estimated Households	1,624	15,266	33,935
2027 Estimated Households	1,768	15,842	35,378
Projected Annual Growth Rate 2022 to 2027	1.71%	0.74%	0.84%
Race & Ethnicity			
2022 Est. White	22%	25%	25%
2022 Est. Black or African American	63%	59%	59%
2022 Est. Asian or Pacific Islander	4%	4%	5%
2022 Est. American Indian or Native Alaskan	0%	0%	0%
2022 Est. Other Races	4%	4%	4%
2022 Est. Hispanic	8%	9%	8%

MOBILE DATA & FOOT TRAFFIC INSIGHTS

Trade Area | Henry Town Center



Customer Journey | Henry Town Center



Vista Residential Partners Announces Groundbreaking for 302 Unit Multifamily Development, Oak Grove Vista, in McDonough, GA



NEWS PROVIDED BY
Vista Residential Partners —
04 Dec 2023 10:30 ET



MCDONOUGH, Ga., Dec. 4, 2023 (PRNewswire) – Vista Residential Partners, a national multifamily development firm, has broken ground on Phase I of a two-phase mixed-use development, Oak Grove Vista. The development is a joint venture between Atlantic American Partners, Township Capital, and Vista Residential Partners, with financing provided by Trustmark Bank and First National Bank.

Located in the burgeoning suburban enclave of McDonough, Georgia, Phase I of Oak Grove Vista will include 302 multifamily units defined by a low-density residential community feel with a central amenity area including a pool, gym, and club room.

The entirety of the mixed-use development will include 345 multifamily units and 40,000 square feet of commercial space along Jonesboro Road. Phase I of Oak Grove Vista will be a defining luxury asset in McDonough complemented by nearby commercial space and servicing pent-up residential demand.

The Property's strategic location off of I-75 will connect future residents to 53M SF of prime logistics and E-commerce centers, over 400,000 jobs along I-75 North, Hartsfield Jackson International Airport, Henry County's growing healthcare industry, and the CBD job centers of Midtown and Downtown Atlanta. McDonough is rapidly becoming a major hub for logistics and e-commerce, with over 75,000 jobs in these industries in the immediate area. This growth is indicative of the city's strategic location and its commitment to supporting next-generation industries. McDonough's logistical infrastructure is essential to the Atlanta metro area, and it is poised to play an even greater role in the decades to come.

"We are excited to expand our presence within McDonough," said Chase Beasley, Managing Director for Vista, said in the release. "This is our second community in this burgeoning pocket of Henry County, and we have strategically aligned our homes and amenities to provide a superior living experience in a location providing all of life's comforts within close proximity to downtown Atlanta."

Major economic and population growth in McDonough has been met with minimal new multifamily developments. The Property's frontage along Jonesboro Road will be further accented by an adjacent retail development which is to include a national coffee concept, RaceTrac gas station and additional restaurant concepts.

"Henry County continues to see very strong population and job growth. Oak Grove Vista is designed to meet the growing demand for housing in this region," said Michael Neyhart, Chief Investment Officer for Vista Residential Partners. "We are excited to embark on a new relationship with the teams at Atlantic American Partners and Township Capital and are grateful for the trust they have placed in Vista".

The community will offer a mix of one-, two-, and three-bedroom apartment homes averaging 1,000 square feet, along with 8 carriage homes providing direct access garages. Designed by architect Niles Bolton, the garden-style apartments will feature stainless steel appliances, 9-foot ceilings, vinyl plank flooring, in-unit washers and dryers, and dining-size kitchen islands. Oak Grove Vista will also feature a luxury clubhouse, resort-style pool, co-working space, fitness center, a large pet park, 24/7 package concierge, and 40,000 SF of walkable retail and restaurants.

CONTACT: Natalie de Cuadrola, ndc@vistarp.com

SOURCE: Vista Residential Partners



Aerial View of Oak Grove Vista



Residents at Oak Grove Vista will be able to enjoy luxurious amenities, along with 30,000 SF of walkable retail and restaurants.

CLICK HERE
FOR ARTICLE >

ExtraSpace
Storage

1,800 SF
available

Parcel 1

Open



SRS

SRS Real Estate Partners - Southeast LLC

3445 Peachtree Rd NE, Suite 950

Atlanta, GA 30326

404.231.2232

City BARBEQUE

Open

RaceTrac

Scott Tiernan

678.420.1385

scott.tiernan@srsre.com

GA License No. 318675

Stewart Preston

678.259.9569

stewart.preston@srsre.com

GA License No. 420929

Harrison Norman

678.686.0263

harrison.norman@srsre.com

GA License No. 441837

Open



**Coming
Soon**



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36,300 AADT '24

SRSRE.COM

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