

**FOR SALE**  
**BANK**  
**OWNED**

# Neighborhood Shopping Center

Carriage Gate – 2 Buildings - 44,166 SF

McDonough, GA 30253



## DESCRIPTION

**LOCATION:** The building is located approximately 1-11/4 mile west of McDonough's Downtown Square, at the intersection of Jonesboro Road and McDonough Parkway. It is contiguous to Carriage Gate Shopping Center. It is within the McDonough city limits.

**ASKING PRICE:** \$1,802,000 (\$40/ square foot)

**SIZE:** 44,166 square feet

**UTILITIES:** All Utilities are available to the property

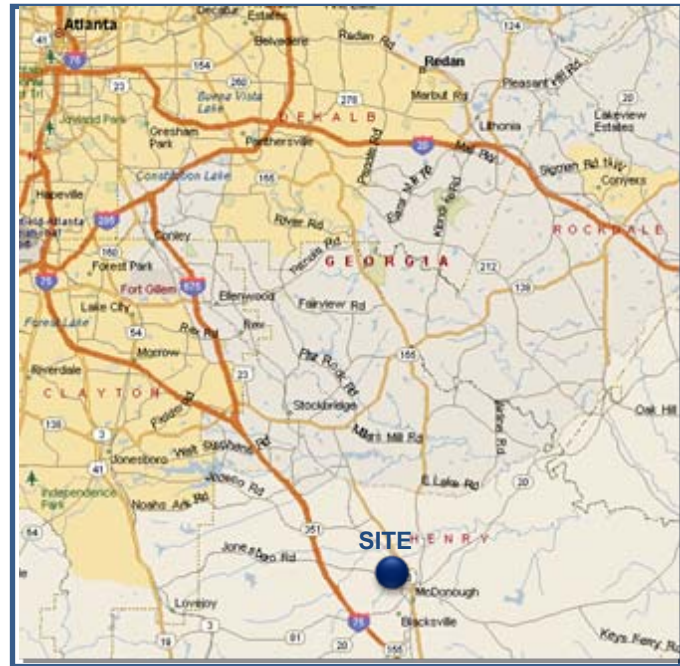
**LAST SALE:** May 2007 for \$118 per square foot

**YEAR BUILT:** The Buildings were built in 2004

**TRAFFIC COUNTS:** The traffic count for 2011 was approximately 21,450 cars per day on Jonesboro Road

**VACANCY:** The property is approximately 45% vacant

**ACCESS:** The buildings have access via McDonough Parkway as well as Jonesboro Road



## EXCLUSIVELY MARKETED BY



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