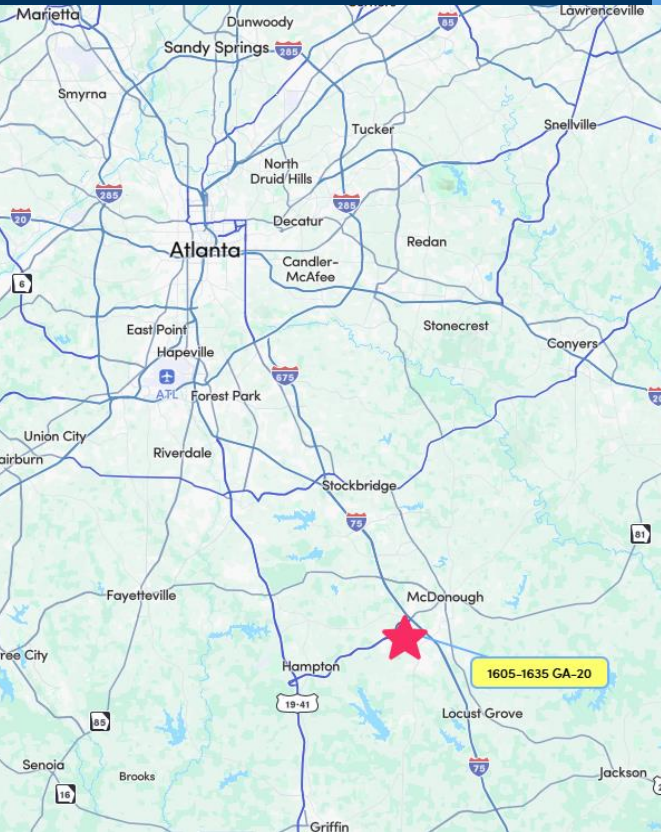


Corner at Avalon

1605-1635 Georgia 20, McDonough, Georgia 30253



Leasing Contact:

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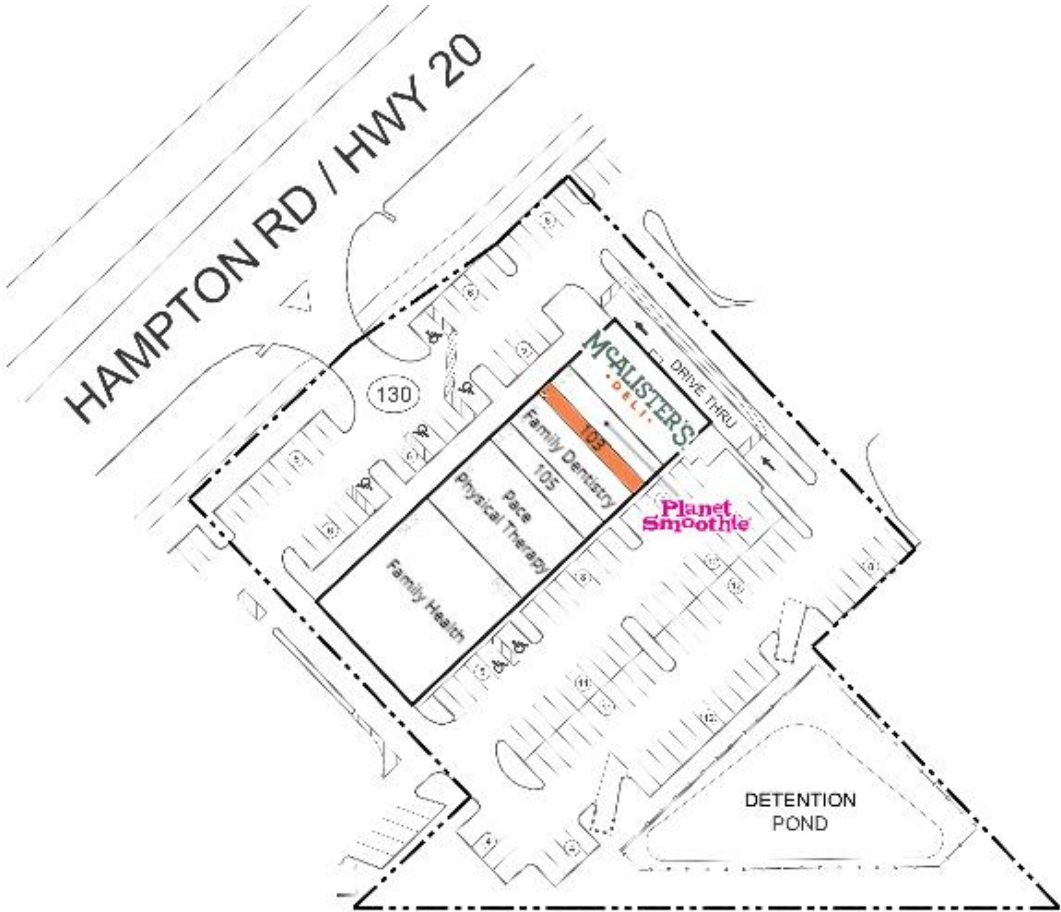
Property Highlights:

- Corner at Avalon is a 18,808 square foot shopping center located in McDonough, Georgia
- Over 79,320 consumers within a 5-mile radius
- Signage Available overlooking GA- 20
- Directly across from South Point, a regional power center with big-box retailers like Kohl's and Academy Sports
- GA DOT Traffic Counts:
 - GA- 20: 22,700 AADT
- Zoned C3 | Highway Commercial
- Retail Space Available | 717 SF

Corner at Avalon

TENANTS

101	McAlister's Deli	3,000
102	Planet Smoothie	1,200
103	Retail Space Available	717
104	Caring Touch Family Dentistry	1,890
105	SelecSource Staffing	1,200
106	Pace Physical Therapy	4,000
107	Family Health	6,801
	GLA:	18,808 SF
	Availability:	717 SF



CORNER AT AVALON

Site Plan



AREA DEMOGRAPHICS



2023
Population

1 MILE	5,540
3 MILE	38,253
5 MILE	79,320



2023 Daytime
Population

1 MILE	4,814
3 MILE	33,370
5 MILE	68,875



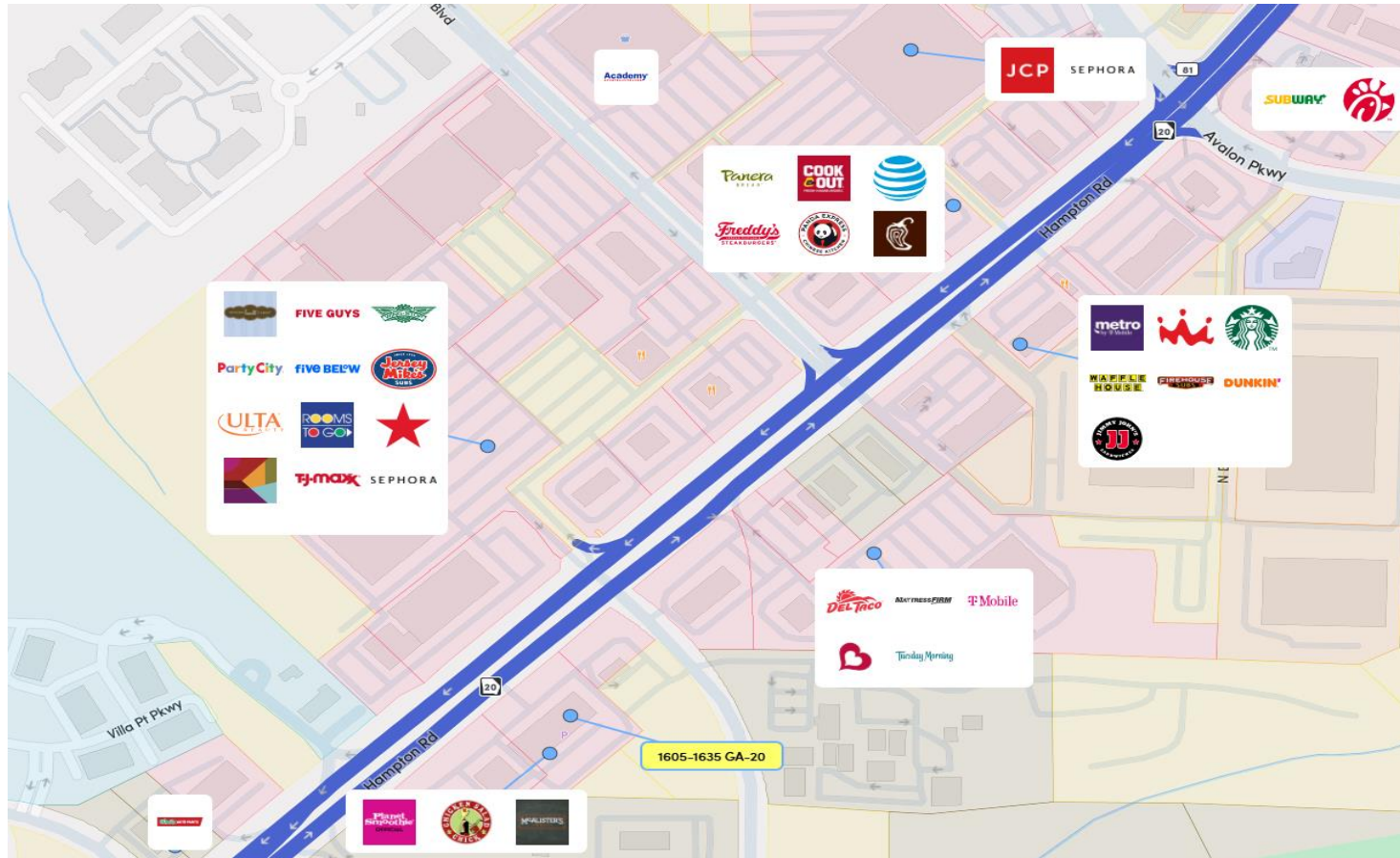
Household 2023

1 MILE	2,114
3 MILE	13,694
5 MILE	27,753



Household
Income

1 MILE	\$102,400
3 MILE	\$84,400
5 MILE	\$97,200



CORNER AT AVALON

Trade Area Overview

