



## Racetrack Road Office Portfolio

McDonough, GA 30252

4 buildings · 29,328 SF

**\$4,821,155**

PRICE

**8.00%**

CAP RATE

**\$385,692**

NOI



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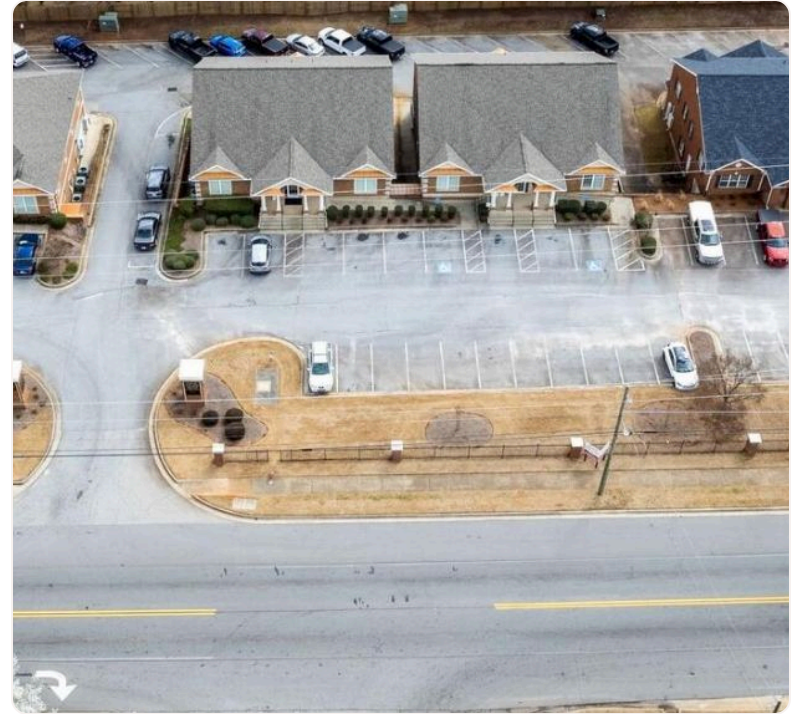
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## CONTENTS

- 3 Executive Summary
- 4 Investment Highlights
- 5 Location Highlights
- 11 Valuation Summary
- 12 Market Overview
- 13 Demographics
- 14 Closing



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## Executive Summary

 PROPERTIES

**4**

 TOTAL SF

**29,328**

 ASKING PRICE

**\$4,821,155**

The Racetrack Road Office Portfolio presents a rare opportunity to acquire a strategically located collection of professional office assets in the heart of Henry County's rapidly growing commercial market. Comprised of four office buildings located at 300, 360, 370, and 390 Racetrack Road in McDonough, Georgia, the portfolio offers investors a diversified income stream, strong tenant appeal, and exceptional access to Interstate 75 and the greater Metro Atlanta region.





Positioned within an established professional office corridor near Piedmont Henry Hospital, Downtown McDonough, and numerous retail amenities, the properties benefit from strong local demographics, continued population growth, and sustained demand for office and medical office space. The portfolio provides stable cash flow with upside potential through lease renewals, occupancy growth, and rental rate appreciation, making it an attractive acquisition for investors seeking both current income and long-term value creation.

This offering represents a unique opportunity to acquire a scalable office investment in one of Georgia's most dynamic suburban markets.

## Investment Highlights

- Diversified Income Stream – Multiple tenant suites reduce reliance on any single occupant and provide stable, recurring cash flow.
- Strategic South Metro Atlanta Location – Situated in McDonough, Georgia, one of the fastest-growing communities in the Atlanta MSA, with strong population and economic growth supporting long-term demand for office space.
- Portfolio Scale – Opportunity to acquire four professional office buildings in a single transaction, creating operational efficiencies and a significant presence within the local office market.
- Strong Accessibility – Convenient access to Interstate 75, Jonesboro Road, and Downtown McDonough, providing connectivity throughout Metro Atlanta.
- Established Professional Office Corridor – Located near Piedmont Henry Hospital, medical providers, legal firms, financial services companies, and other professional users that drive demand for office space.
- Long-Term Appreciation Potential – Positioned within a growth corridor benefiting from continued commercial investment, infrastructure improvements, and expanding economic activity.
- Ideal for 1031 Exchange Buyers – Stable cash flow, portfolio diversification, and growth potential make the asset well-suited for private investors and exchange buyers seeking passive income and capital appreciation.

### KEY METRICS

 Properties	<b>4</b>
 Total SF	<b>29,328</b>
 Market	<b>1</b>
 Vintage	<b>2006</b>

# Location Highlights

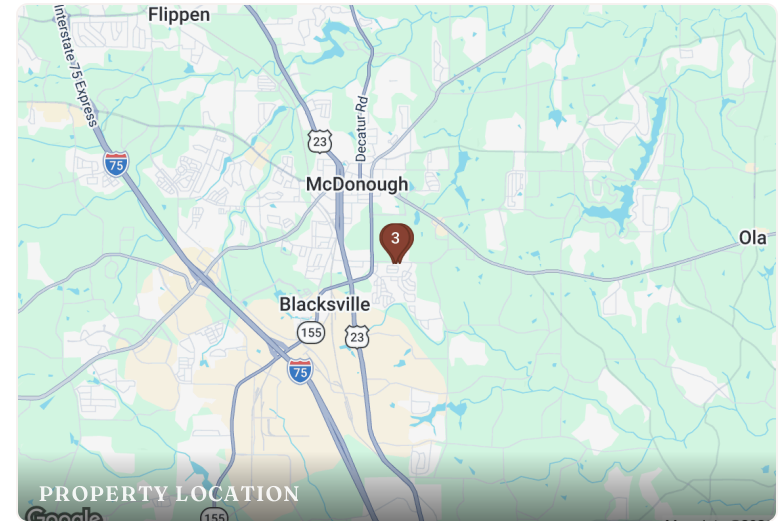
Racetrack Rd Office Portfolio comprises 4 commercial properties totaling 29,328 square feet in McDonough located just minutes from the downtown square.

Located on the heavily trafficked Racetrack Rd with an average daily traffic count of 14,300 vehicles.

Over 420 linear feet of road frontage featuring two separate entrances and two separate directory signs.

Located just minutes from popular roads such as I-75, Hwy 155, Hwy 20, and the major industrial corridor located at exit 216.

Strategically located between the two major cities of Macon GA and Atlanta GA.



## LOCATION

PROPERTIES

4

STATE

GA

CITY

McDonough

## AIRPORTS

Hartsfield-Jackson Atlanta International Airport

22.3 mi







## Interior Photos



## Interior Photos



# Valuation Summary

## INVESTMENT OVERVIEW

**\$4,821,155**  
ASKING PRICE

**8.00%**  
CAP RATE

**\$385,692**  
NET OPERATING INCOME

**90.0%**  
OCCUPANCY

## KEY METRICS

Est. GRM	8.13x
Number of Tenants	10

# Market Overview

## Market Overview: McDonough, GA

Located approximately 30 miles south of Downtown Atlanta, McDonough serves as the county seat of Henry County and is widely recognized as one of Metro Atlanta's most dynamic and fastest-growing suburban markets. Benefiting from direct access to Interstate 75, McDonough has become a premier destination for residential development, commercial investment, healthcare expansion, and logistics operations.

Over the past two decades, Henry County has experienced substantial population growth driven by affordable housing, a strong employment base, and convenient access to Atlanta's economic centers. This growth has fueled increasing demand for professional office, medical office, retail, and service-oriented commercial real estate throughout the market.

McDonough's strategic location along the I-75 corridor places it within one of the Southeast's most important transportation and distribution networks. Major employers including healthcare providers, educational institutions, government agencies, and regional distribution operators continue to invest in the area, creating a stable and diverse economic foundation.



### KEY FACTS

Population	33,395
Area	12.8 sq mi
Elevation	863 ft
County	Henry County
State	Georgia

### DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>5,948</b>	Population	<b>39,694</b>	Population	<b>86,678</b>
Median HH Income	<b>\$60,234</b>	Median HH Income	<b>\$74,609</b>	Median HH Income	<b>\$84,036</b>
Households	<b>2,253</b>	Households	<b>14,261</b>	Households	<b>30,421</b>

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

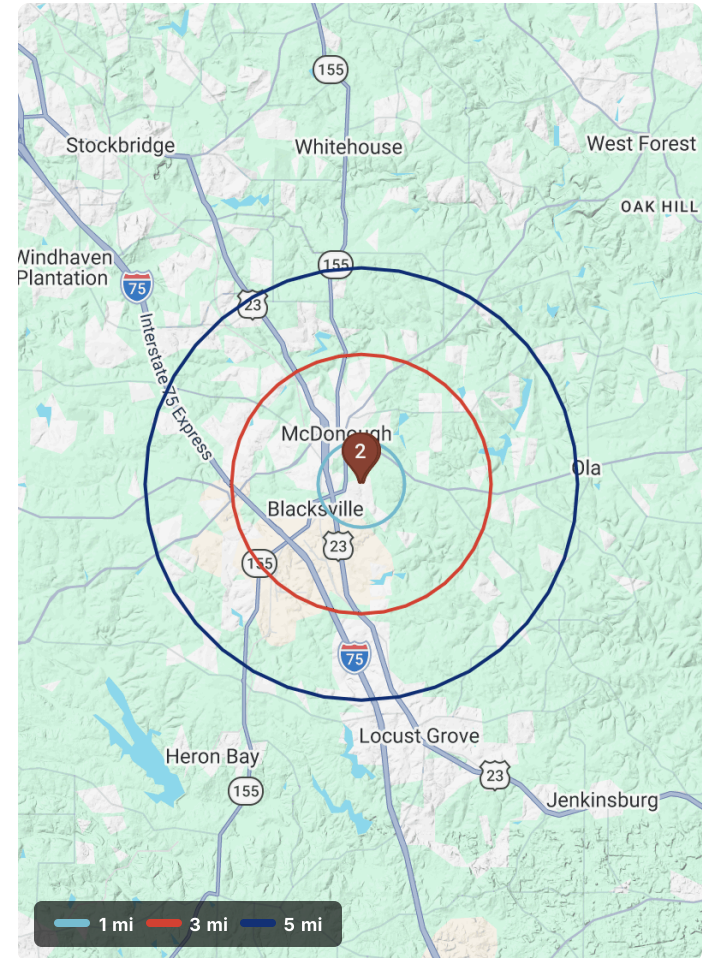
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,613	16,458	31,069
2010 Population	5,280	30,231	60,846
2025 Population	5,948	39,694	86,678
2030 Population	6,246	41,674	94,529
2025-2030 Growth Rate	0.98 %	0.98 %	1.75 %
2025 Daytime Population	6,562	41,800	84,929

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	603	5,852	10,825
2010 Total Households	2,015	10,859	21,214
2025 Total Households	2,253	14,261	30,421
2030 Total Households	2,391	15,104	33,353
2025 Avg. Household Size	2.57	2.71	2.81
2025 Owner Occupied Housing	1,214	8,228	20,291
2030 Owner Occupied Housing	1,290	8,992	22,140
2025 Renter Occupied Housing	1,039	6,033	10,130
2030 Renter Occupied Housing	1,101	6,112	11,213
2025 Vacant Housing	198	802	1,641
2025 Total Housing	2,451	15,063	32,062

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	314	1,137	2,170
\$15,000-\$24,999	190	792	1,293
\$25,000-\$34,999	161	959	1,605
\$35,000-\$49,999	277	1,426	2,579
\$50,000-\$74,999	433	2,849	5,241
\$75,000-\$99,999	328	2,133	5,295
\$100,000-\$149,999	319	2,820	5,980
\$150,000-\$199,999	149	1,211	3,770
\$200,000 or greater	82	935	2,489
<b>Median HH Income</b>	<b>\$60,234</b>	<b>\$74,609</b>	<b>\$84,036</b>
<b>Average HH Income</b>	<b>\$75,418</b>	<b>\$92,257</b>	<b>\$102,864</b>



<b>\$60,234</b> MEDIAN HH INCOME (1-MI)	<b>\$75,418</b> AVG HH INCOME (1-MI)
<b>53.9%</b> OWNER OCCUPIED (1-MI)	<b>46.1%</b> RENTER OCCUPIED (1-MI)
<b>8.1%</b> VACANCY RATE (1-MI)	<b>0.98 %</b> 2025-2030 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

# Racetrack Road Office Portfolio

McDonough, GA



EXCLUSIVELY OFFERED BY



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