



Racetrack Road Office Portfolio

McDonough, GA 30252
4 buildings · 29,328 SF

\$4.5M
PRICE

8.57%
CAP RATE

\$385.7K
NOI



Franks & White, LLC

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Racetrack Road Office Portfolio

PRICE

\$4,500,000

CAP RATE

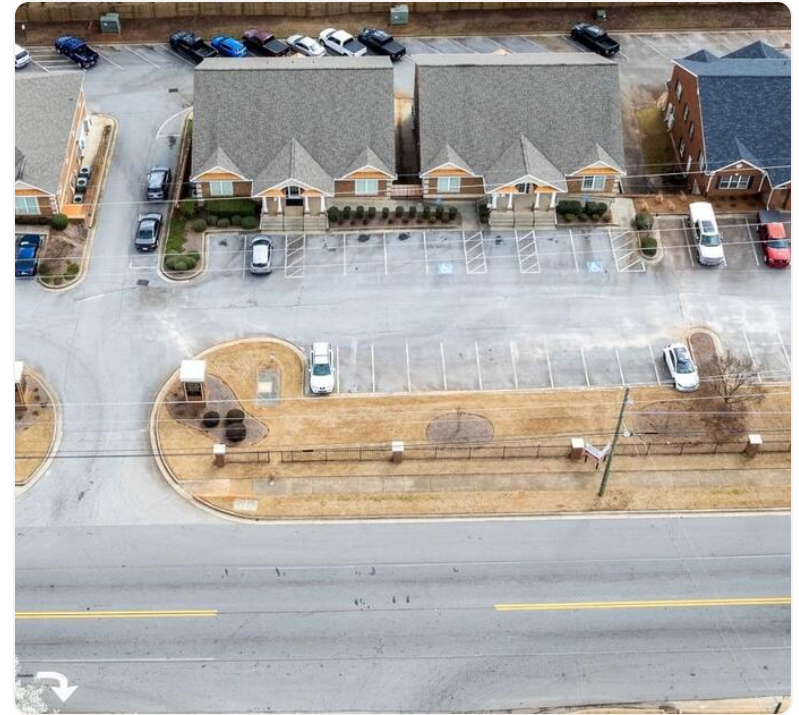
8.57%

NOI

\$385,692

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Executive Summary

 PROPERTIES

4

 TOTAL SF

29,328

 ASKING PRICE

\$4,500,000

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	4
 Total SF	29,328
 Vintage	2006

Location Highlights

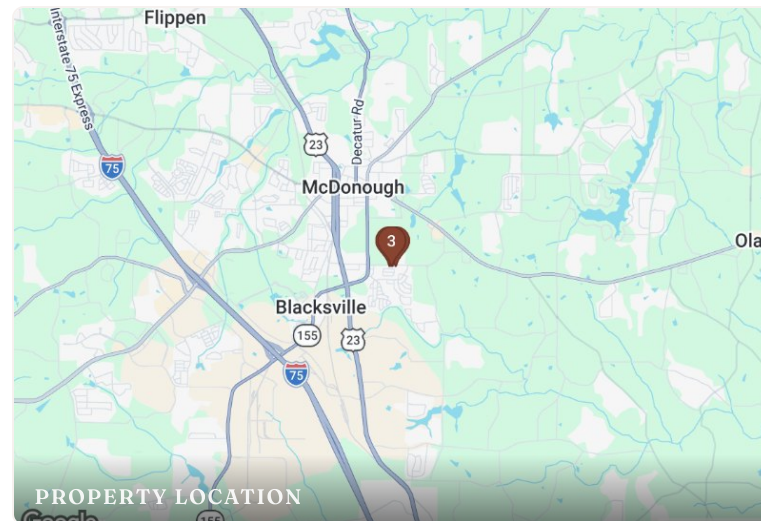
Racetrack Rd Office Portfolio comprises 4 commercial properties totaling 29,328 square feet in McDonough located just minutes from the downtown square.

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
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HIGHWAYS

I 75	2.1 mi
I-75 South Metro Express Lanes	2.4 mi
Hampton Road	2.8 mi
McDonough-Hampton Road	5.1 mi







Interior Photos



Interior Photos



Valuation Summary

INVESTMENT OVERVIEW

\$4,500,000

ASKING PRICE

8.57%

CAP RATE

\$385,692

NET OPERATING INCOME

90.0%

OCCUPANCY

KEY METRICS

Est. GRM	7.58x
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

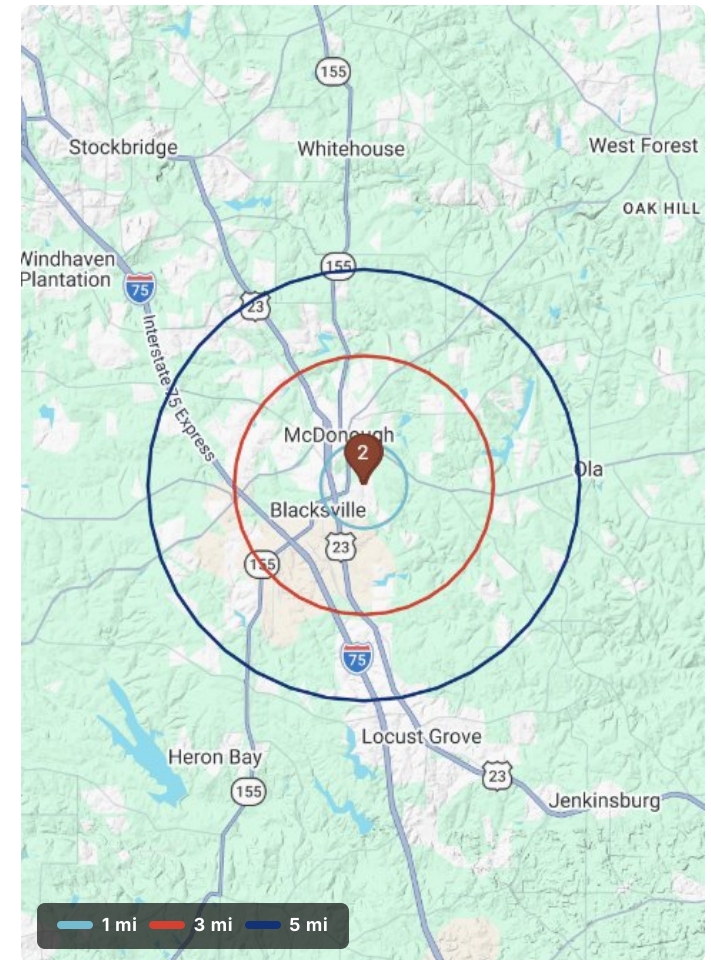
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	6,319	Population	40,846	Population	87,395
Median HH Income	\$68,048	Median HH Income	\$85,953	Median HH Income	\$95,540
Households	2,407	Households	14,915	Households	30,852

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,614	16,176	30,989
2010 Population	5,286	30,090	59,963
2026 Population	6,319	40,846	87,395
2031 Population	6,688	44,129	97,162
2026-2031 Growth Rate	1.14 %	1.56 %	2.14 %
2026 Daytime Population	6,365	42,243	84,674
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	603	5,752	10,798
2010 Total Households	2,015	10,838	20,903
2026 Total Households	2,407	14,915	30,852
2031 Total Households	2,567	16,291	34,501
2026 Avg. Household Size	2.59	2.7	2.81
2026 Owner Occupied Housing	1,261	8,515	20,203
2031 Owner Occupied Housing	1,352	9,477	22,500
2026 Renter Occupied Housing	1,146	6,400	10,649
2031 Renter Occupied Housing	1,215	6,813	12,000
2026 Vacant Housing	198	989	2,439
2026 Total Housing	2,605	15,904	33,291
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	324	1,148	2,018
\$15,000-\$24,999	164	616	964
\$25,000-\$34,999	175	976	1,531
\$35,000-\$49,999	236	1,141	1,940
\$50,000-\$74,999	408	2,454	4,525
\$75,000-\$99,999	364	2,195	5,168
\$100,000-\$149,999	459	4,022	8,270
\$150,000-\$199,999	148	1,064	3,163
\$200,000 or greater	130	1,299	3,273
Median HH Income	\$68,048	\$85,953	\$95,540
Average HH Income	\$81,982	\$100,793	\$110,727



\$68,048
MEDIAN HH INCOME (1-MI)

\$81,982
AVG HH INCOME (1-MI)

52.4%
OWNER OCCUPIED (1-MI)

47.6%
RENTER OCCUPIED (1-MI)

7.6%
VACANCY RATE (1-MI)

1.14 %
2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

Racetrack Road Office Portfolio

McDonough, GA



◆
EXCLUSIVELY OFFERED BY



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