



ATLANTA LEASING & INVESTMENT

FOR SALE
63.72 Acres Zoned C-3
Signaled Intersection
Anchored by McDonalds

Hudson Bridge Road/ Eagles Landing Pkwy Exit

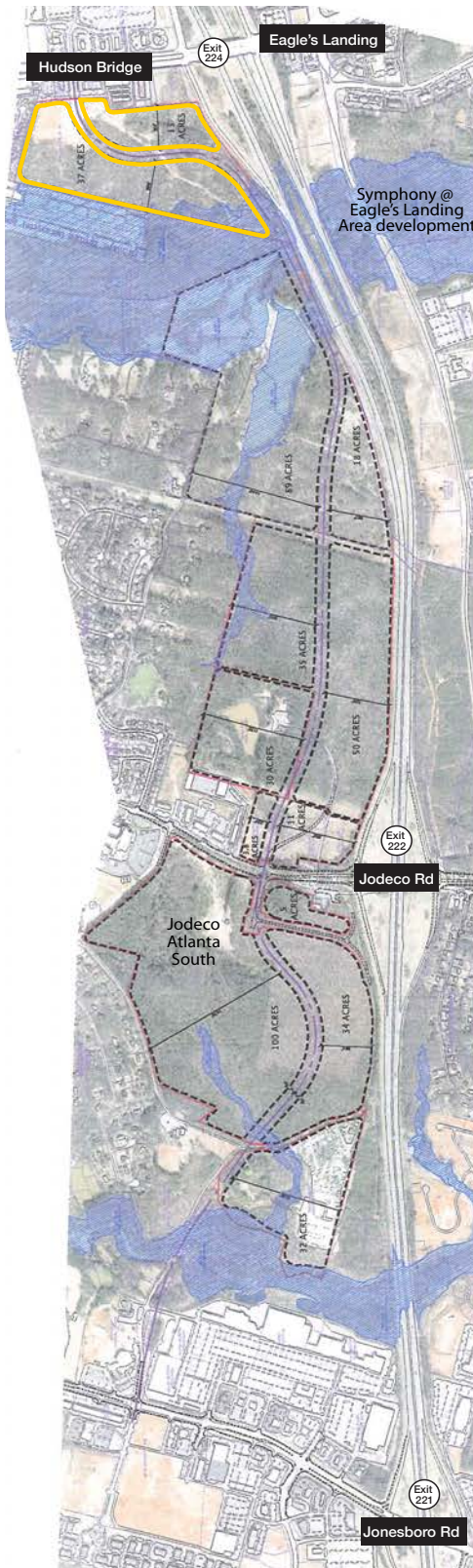


- Zoned C-3 (the most inclusive commercial zoning in Henry County);
- Last large commercial tract on Hudson Bridge Road/ Eagle's Landing;
- Signaled intersection onto Hudson Bridge Road (aka Joint Venture Drive);
- 1,900 feet of frontage on Interstate 75 (average daily traffic count is +/- 140,000);
- GDOT [hot lanes project](#) goes live in 2017 will drastically increase vehicle throughput;

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**all statements based on published conceptual plans; financial data and is deemed reliable but not guaranteed*

Area Developments

- One exit south, Jodeco Atlanta South, the 163 acre mixed use development, has recently announced a [deal with Cabelas](#);
- The Western Parallel Connector is funded by GDOT and will connect Hudson Bridge Road, Jodeco Road and Jonesboro Road. The Western Parallel Connector bisects the subject property for approximately 3,200 linear feet creating approximately 4,800 linear feet of new road frontage, and approximately \$6 million infrastructure investment into the subject property;*
- [Symphony at Eagles Landing](#) (in concert w/Emory Healthcare) is developing a 189-unit Continuing Care Community on the opposite side of I-75 from the subject property.

Macro Economic Factors

- The expansion of the [Port of Savannah](#) will increase industrial usage along the I-75 corridor; Henry County features Metro Atlanta's [best access to the Port of Savannah](#)
- Congestion in Atlanta and deterioration in Clayton County are driving residential growth "comfortably south" into Henry County.

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