



OFFICE BUILDING

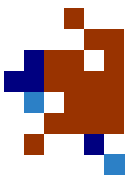
26,575 SQUARE FEET

OFFERING: 115 Westridge Industrial Blvd, McDonough, GA

ATLANTA SOUTH

COMMERCIAL PROPERTIES, INC.

Presented By: Tom Ellis
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Investment Summary

26,575 Square Foot Three(3) Story Office Building located in McDonough (Atlanta), Georgia.

The building has three floors. Each floor has an elevator, lobby, and common restrooms. Each floor is 100% built out and can accommodate tenants of several different sizes.

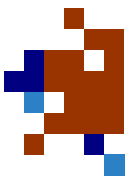
1st Floor– 3 separate suites

2nd Floor– 1 Suite of 10,672 Sq Ft

3rd Floor– Leased as small suites, ranging in size from 148 SF to 2,200 SF



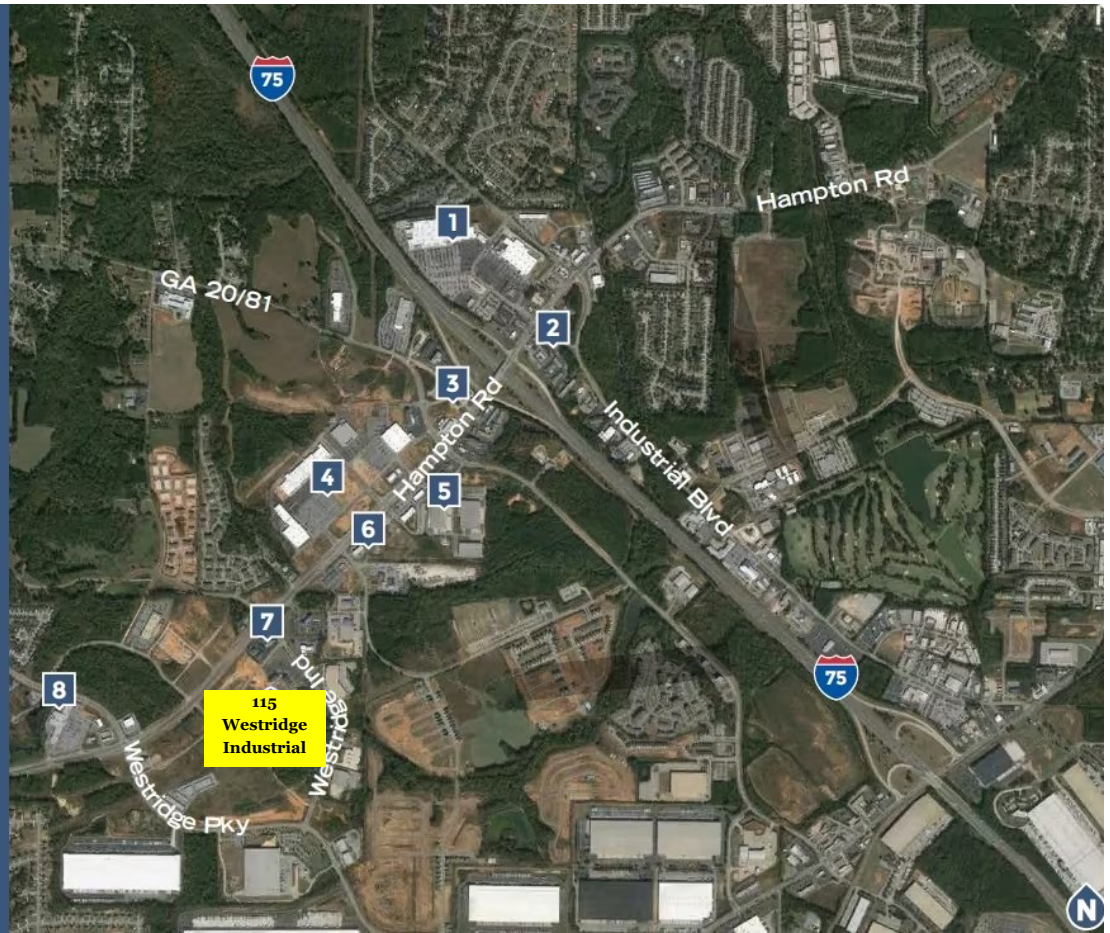
Tenants include Financial Services, Law Firm, and Residential Real Estate Related Companies.



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- 1 McDonough Marketplace Shopping Center
Walmart Supercenter
Lowe's
Office Depot
Dollar Tree
GameStop
Discount Tire
Goodyear
Sport Clips
Cracker Barrel
Ruby Tuesday
Pizza Hut
Waffle House
Moe's Southwest Grill
Zaxby's
Arby's
Burger King
McDonald's
Wendy's
Mrs. Winner's
KFC
Taco Bell
QuikTrip
- 2 Applebee's
IHOP
McDonald's
Wendy's
Mrs. Winner's
Taco Bell
Howard Johnson
Hampton Inn
Best Western
BP
- 3 Toyota Dealership
Honda Dealership
Chick-Fil-A
Subway
Hilton Garden Inn
Holiday Inn Express
& Suites
Comfort Inn
Racetrac
Shell
Citgo
- 4 South Point
JCPenny
Academy Sports
Kohl's
Hobby Lobby
Toys'R'Us
Babies'R'Us
TJ Maxx
Haverty's
Party City
ULTA
AT&T
- 5 South Point Pavillion
Fidelity Bank
Starbucks
Dunkin' Donuts
Firehouse Subs
Waffle House
Verizon Wireless
Metro PCS
- 6 Shops at Avalon
Sears
Fantastic Sam's
Hardees
- 7 Regions Bank
Henry County Chamber of Commerce
- 8 Publix
CVS Pharmacy
Wells Fargo



Property: 115 Westridge Industrial Blvd. McDonough, GA 30253

Type: Office Building

Building Size: +/- 26,575 Square Feet

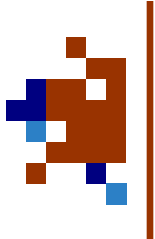
Land Size: 3.87 Acres

Prospected

Annual Income: Contact Tom

Expenses: Contact Tom

Projected NOI: Contact Tom



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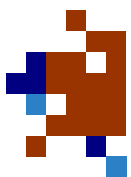
Location Overview

The Westridge Building is located in one of the most sought after counties located in Georgia. Located just twenty minutes from downtown Atlanta. Henry County boasts a 103.2% population increase, since 1990.



Strategically built in the South Point Area with a large expanding shopping center and multiple industrial parks within a 1 mile radius.

With a low cost of living, temperate climate and easy access to Atlanta and Macon, Henry County amenities are of a large city, in a small town atmosphere. Exceptional schools, a multitude of choices, top notch healthcare and exceptional incentives make this county extremely appealing to prospective home buyers and investors.



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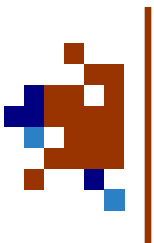
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Tom H. Ellis is a licensed Real Estate Broker in the State of Georgia and is the Broker for Atlanta South Commercial Properties, Inc. is also a Member of the Seller.



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