

FOR LEASE



EBERHARDT & BARRY

NEW RETAIL DEVELOPMENT

660 Lake Joy Road
Kathleen, Houston County, Georgia 31047



**“Brand New” 10,000± SF Retail Strip Center
Anchor Tenant - B. Monroe Salon**

SUITE	TENANT	Square Feet	MONTHLY BASE RENT \$25/PSF,NNN	MONTHLY CAM, T&I \$3.50/PSF	TOTAL MONTHLY
A	B. Monroe Salon				
B	Southern Crush Boutique				
C		1,365± SF	\$2,843.75	\$398.13	\$3,241.88
D	Benchmark Physical Therapy				
E & F	Queen Nails & Spa				

FOR MORE DETAILS CONTACT:

Revised 5/24/19

STEPHANIE FOLSOM, CCIM - EXCLUSIVE AGENT
stephanie@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-361-8259

990 Riverside Drive
Macon, GA 31201


**SUITE C:
(Vanilla Shell)**

Landlord shall provide the following finishes:

- Vanilla Shell
- Drop ceiling with 2 X 4 ceiling tiles.
- Sheetrock walls primed and ready to paint
- Flooring allowance of \$4/PSF
- LED Fluorescent light fixtures (2X4)
- 200 AMP electric panel
- Ten (10) electrical outlets
- One ADA restroom
- HVAC: 5-Ton Unit

SIGNAGE:

- Monument sign
- Façade sign

WATER:

Each Suite separately metered

PARKING:

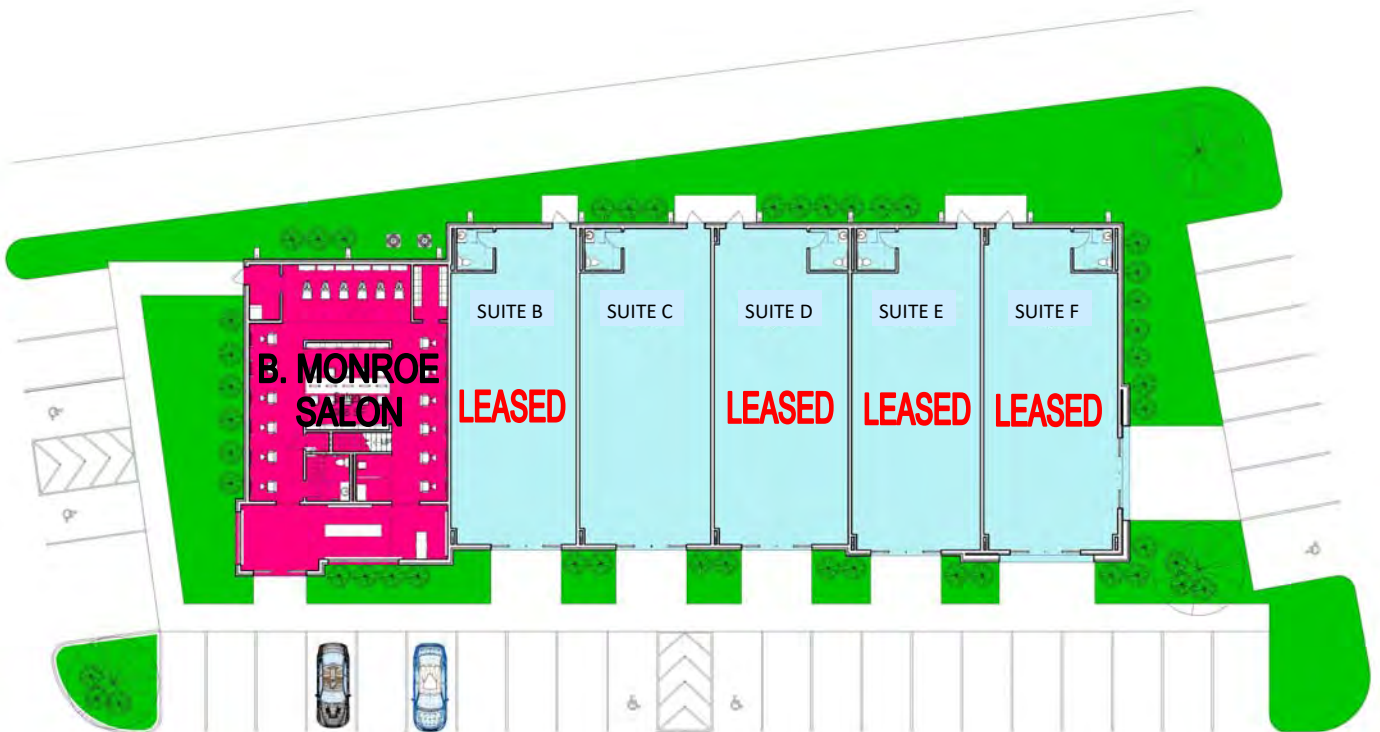
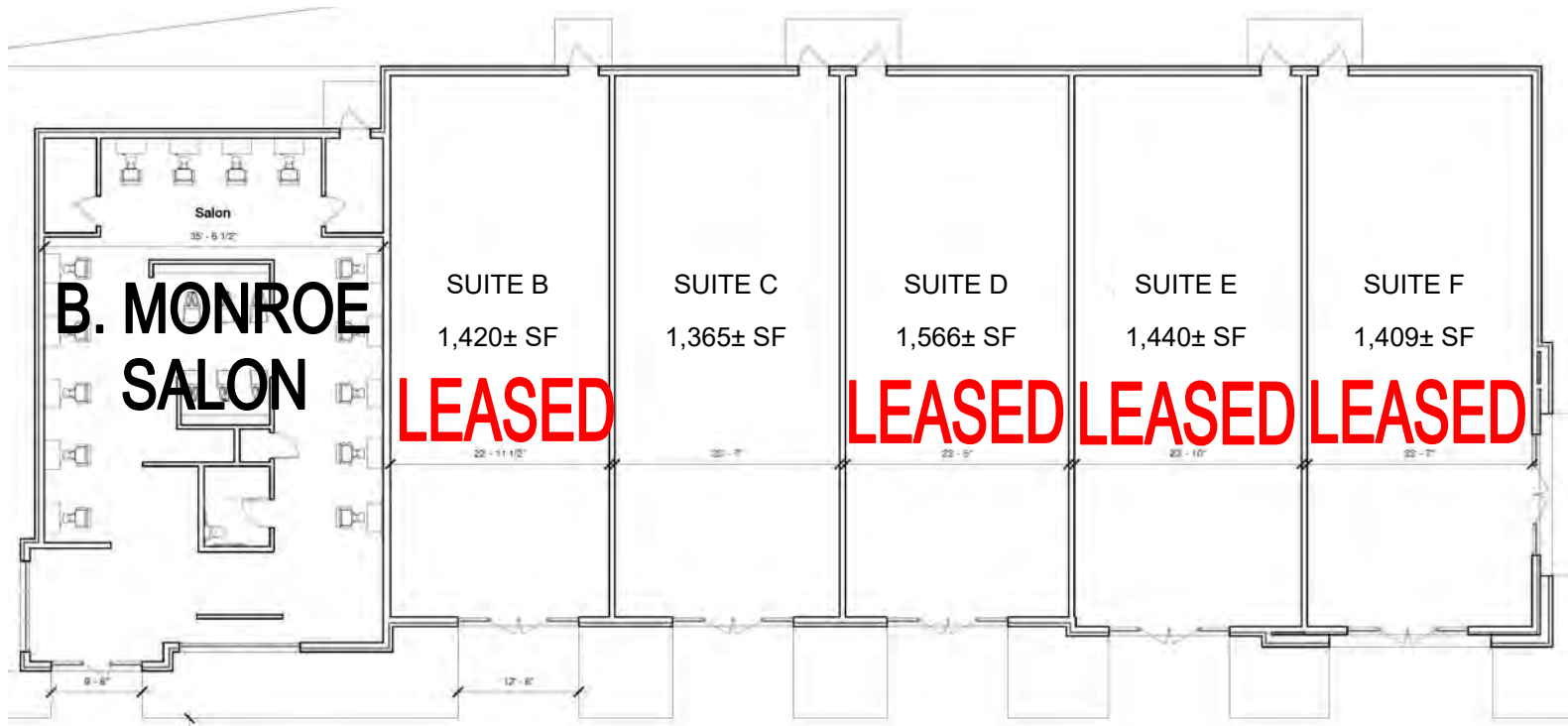
87 Parking Spaces

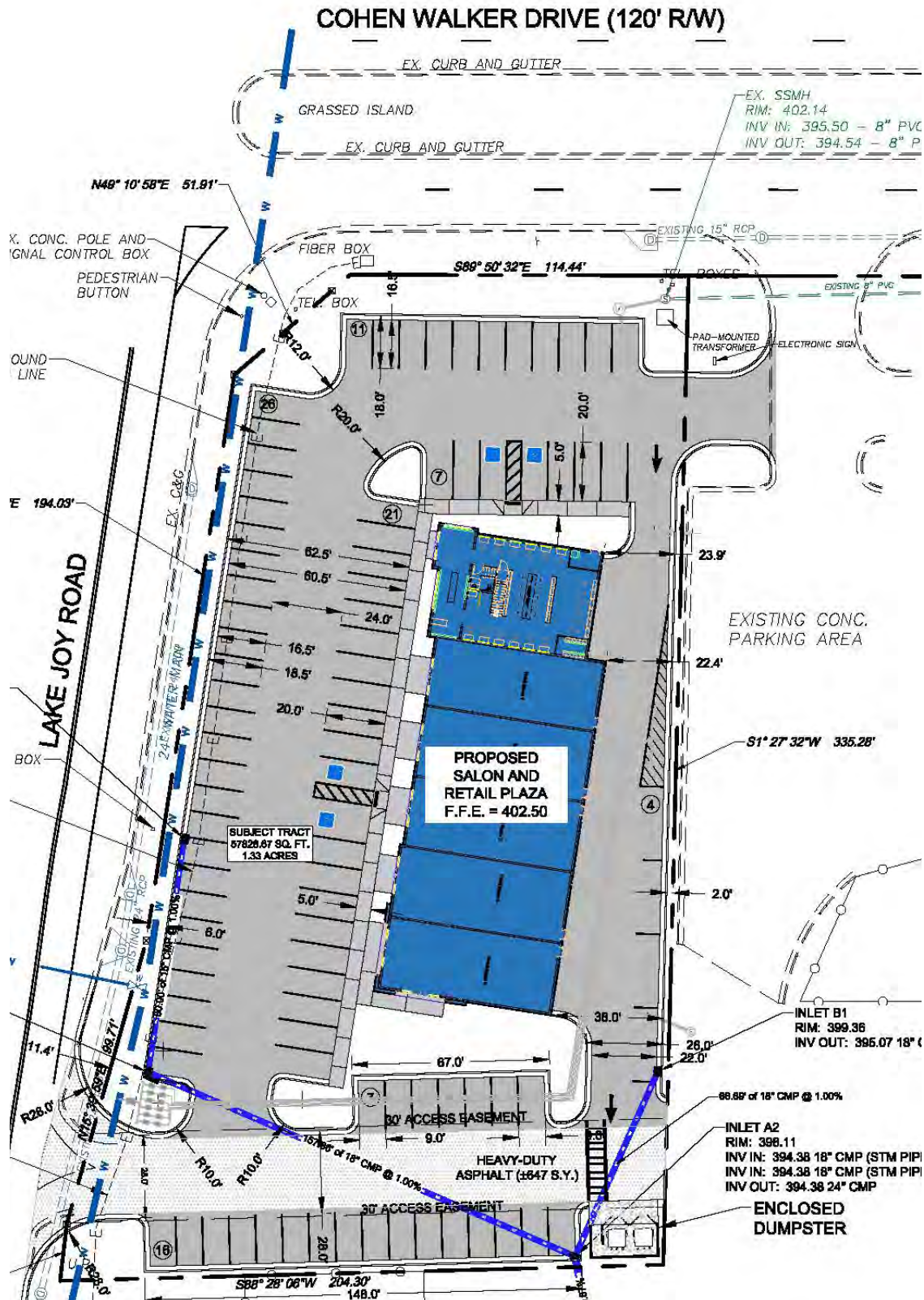
ZONED:

C-2

LEASE TERM:

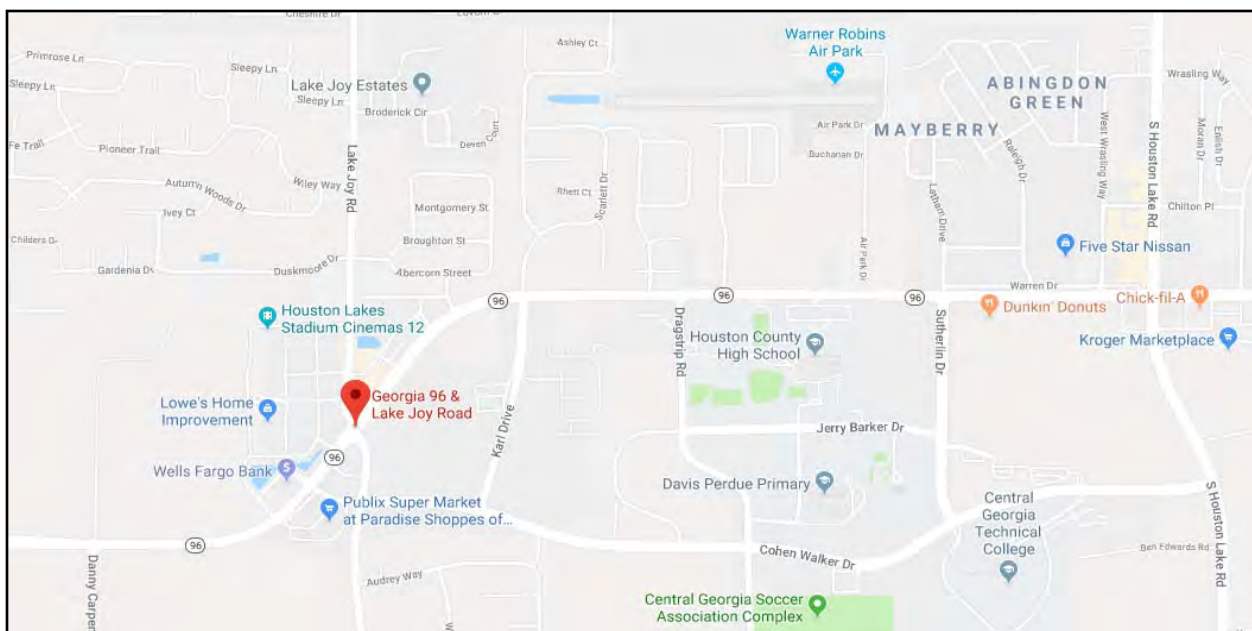
Five (5) year minimum





660 Lake Joy Road - Kathleen, GA 31047

MAPS





Demographic and Income Profile

Lake Joy Rd & GA-96 E, Warner Robins, Georgia, 31088
Ring: 1 mile radius

Prepared by Esri
Latitude: 32.55020
Longitude: -83.69107

Summary	Census 2010	2018	2023
Population	3,497	4,315	4,768
Households	1,158	1,433	1,582
Families	921	1,131	1,242
Average Household Size	3.01	3.00	3.01
Owner Occupied Housing Units	918	1,120	1,272
Renter Occupied Housing Units	240	313	311
Median Age	33.0	34.8	34.2
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.02%	1.10%	0.83%
Households	2.00%	1.08%	0.79%
Families	1.89%	0.99%	0.71%
Owner HHs	2.58%	1.52%	1.16%
Median Household Income	1.02%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	50	3.5%	49	3.1%
\$15,000 - \$24,999	42	2.9%	42	2.7%
\$25,000 - \$34,999	108	7.5%	106	6.7%
\$35,000 - \$49,999	129	9.0%	125	7.9%
\$50,000 - \$74,999	218	15.2%	221	14.0%
\$75,000 - \$99,999	337	23.5%	371	23.5%
\$100,000 - \$149,999	382	26.7%	441	27.9%
\$150,000 - \$199,999	101	7.0%	130	8.2%
\$200,000+	65	4.5%	98	6.2%
Median Household Income	\$85,172		\$89,616	
Average Household Income	\$95,404		\$106,436	
Per Capita Income	\$33,073		\$36,823	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	261	7.5%	293	6.8%	334	7.0%
5 - 9	307	8.8%	298	6.9%	330	6.9%
10 - 14	331	9.5%	318	7.4%	330	6.9%
15 - 19	280	8.0%	304	7.0%	304	6.4%
20 - 24	164	4.7%	289	6.7%	259	5.4%
25 - 34	503	14.4%	665	15.4%	906	19.0%
35 - 44	614	17.6%	618	14.3%	722	15.1%
45 - 54	576	16.5%	656	15.2%	559	11.7%
55 - 64	260	7.4%	517	12.0%	571	12.0%
65 - 74	131	3.7%	233	5.4%	300	6.3%
75 - 84	49	1.4%	93	2.2%	120	2.5%
85+	21	0.6%	29	0.7%	35	0.7%

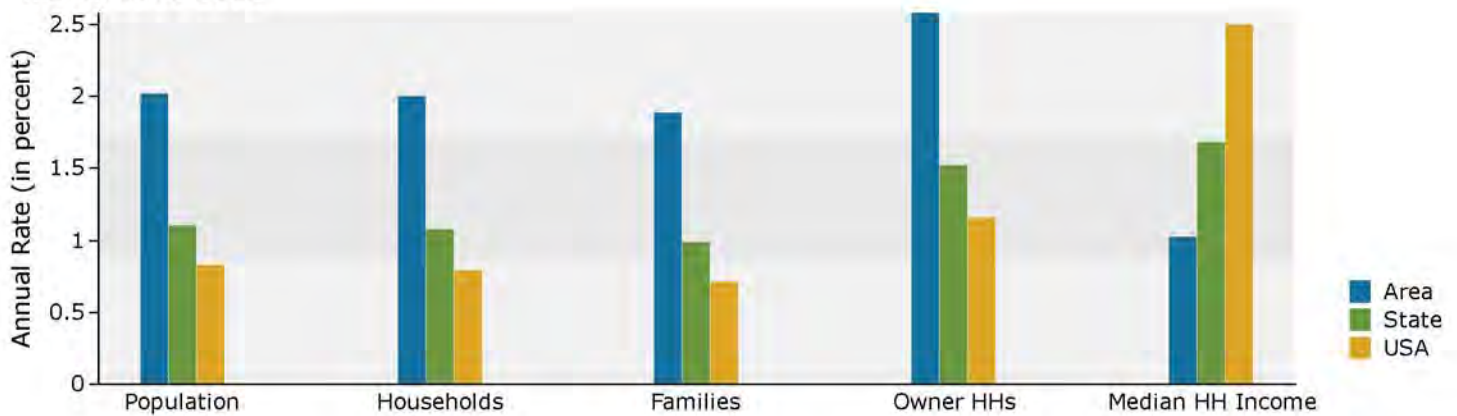
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,404	68.7%	2,754	63.8%	2,857	59.9%
Black Alone	744	21.3%	1,038	24.1%	1,241	26.0%
American Indian Alone	9	0.3%	13	0.3%	15	0.3%
Asian Alone	181	5.2%	273	6.3%	356	7.5%
Pacific Islander Alone	3	0.1%	6	0.1%	7	0.1%
Some Other Race Alone	47	1.3%	71	1.6%	86	1.8%
Two or More Races	109	3.1%	160	3.7%	206	4.3%
Hispanic Origin (Any Race)	160	4.6%	232	5.4%	289	6.1%

Data Note: Income is expressed in current dollars.

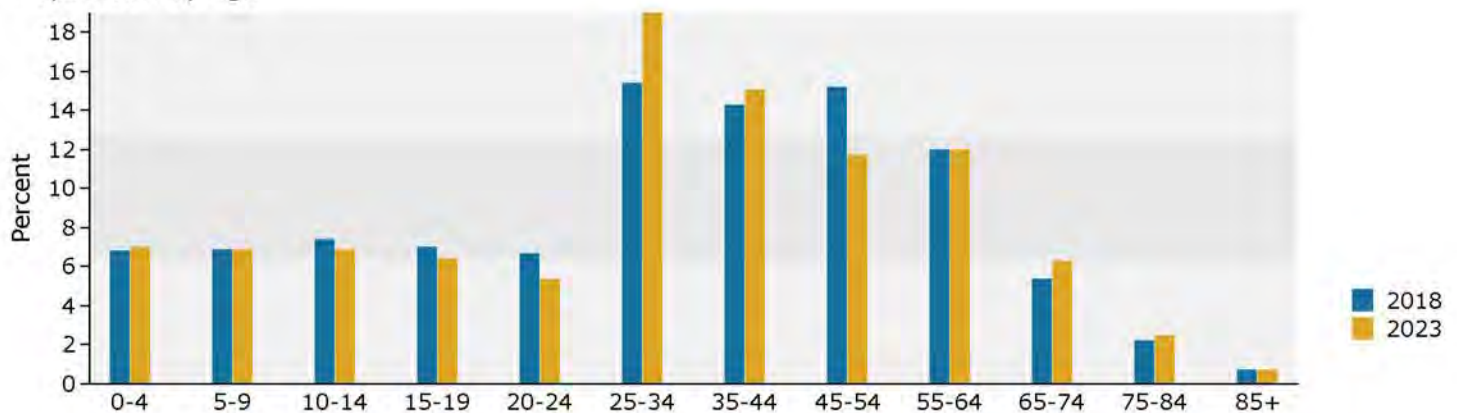
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

January 30, 2019

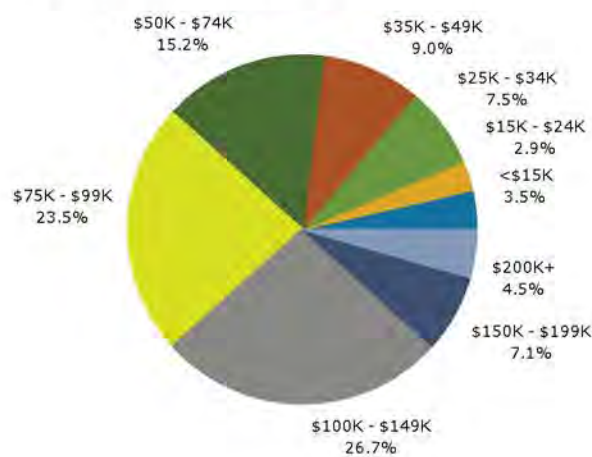
Trends 2018-2023



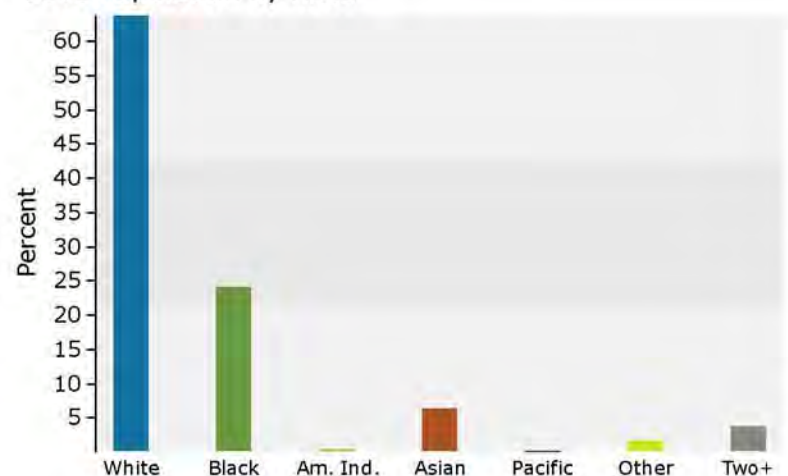
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 5.4%



Demographic and Income Profile

Lake Joy Rd & GA-96 E, Warner Robins, Georgia, 31088
Ring: 3 mile radius

Prepared by Esri
Latitude: 32.55020
Longitude: -83.69107

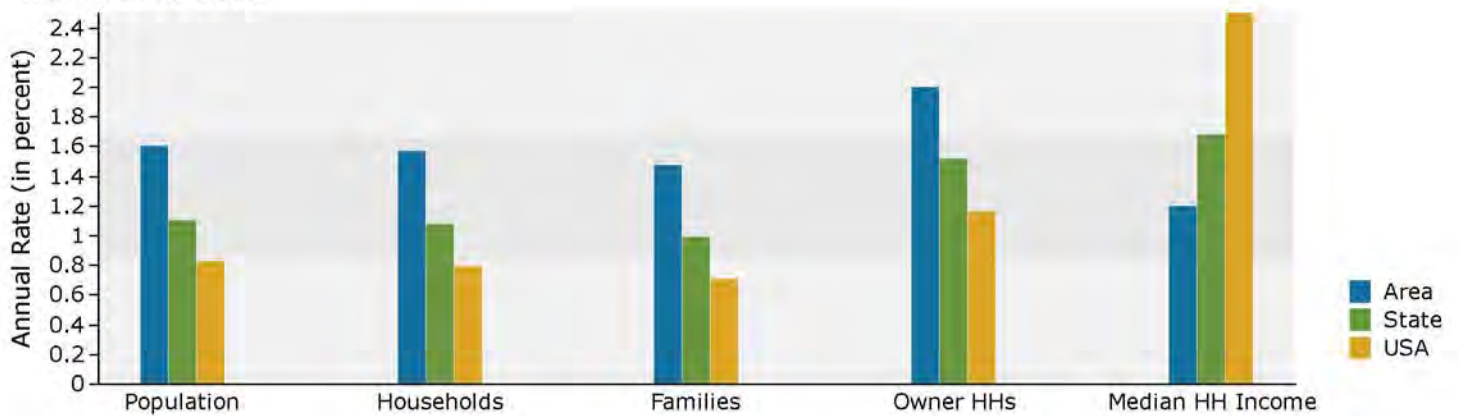
Summary	Census 2010	2018	2023				
Population	33,031	37,640	40,748				
Households	11,527	13,098	14,162				
Families	9,169	10,300	11,077				
Average Household Size	2.86	2.87	2.87				
Owner Occupied Housing Units	9,190	10,084	11,136				
Renter Occupied Housing Units	2,337	3,014	3,026				
Median Age	33.3	34.9	34.6				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	1.60%	1.10%	0.83%				
Households	1.57%	1.08%	0.79%				
Families	1.47%	0.99%	0.71%				
Owner HHs	2.00%	1.52%	1.16%				
Median Household Income	1.20%	1.68%	2.50%				
Households by Income	2018		2023				
	Number	Percent	Number	Percent			
	<\$15,000	610	4.7%	580	4.1%		
	\$15,000 - \$24,999	541	4.1%	517	3.7%		
	\$25,000 - \$34,999	863	6.6%	828	5.8%		
	\$35,000 - \$49,999	1,165	8.9%	1,105	7.8%		
	\$50,000 - \$74,999	2,246	17.1%	2,228	15.7%		
	\$75,000 - \$99,999	2,802	21.4%	3,011	21.3%		
	\$100,000 - \$149,999	3,150	24.0%	3,575	25.2%		
	\$150,000 - \$199,999	1,036	7.9%	1,313	9.3%		
\$200,000+	683	5.2%	1,006	7.1%			
Median Household Income	\$82,903		\$87,989				
Average Household Income	\$95,447		\$107,389				
Per Capita Income	\$33,468		\$37,607				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	2,374	7.2%	2,519	6.7%	2,815	6.9%
	5 - 9	2,723	8.2%	2,558	6.8%	2,791	6.8%
	10 - 14	2,928	8.9%	2,716	7.2%	2,808	6.9%
	15 - 19	2,728	8.3%	2,563	6.8%	2,569	6.3%
	20 - 24	1,842	5.6%	2,430	6.5%	2,146	5.3%
	25 - 34	4,729	14.3%	6,069	16.1%	7,585	18.6%
	35 - 44	5,295	16.0%	5,383	14.3%	6,372	15.6%
	45 - 54	5,500	16.7%	5,482	14.6%	4,774	11.7%
	55 - 64	2,844	8.6%	4,625	12.3%	4,780	11.7%
	65 - 74	1,346	4.1%	2,223	5.9%	2,783	6.8%
	75 - 84	563	1.7%	841	2.2%	1,043	2.6%
	85+	158	0.5%	230	0.6%	283	0.7%
Race and Ethnicity	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	22,906	69.3%	24,126	64.1%	24,612	60.4%
	Black Alone	7,019	21.2%	9,164	24.3%	10,731	26.3%
	American Indian Alone	104	0.3%	126	0.3%	138	0.3%
	Asian Alone	1,222	3.7%	1,820	4.8%	2,344	5.8%
	Pacific Islander Alone	31	0.1%	48	0.1%	61	0.1%
	Some Other Race Alone	751	2.3%	955	2.5%	1,098	2.7%
	Two or More Races	998	3.0%	1,401	3.7%	1,765	4.3%
	Hispanic Origin (Any Race)	1,983	6.0%	2,553	6.8%	3,041	7.5%

Data Note: Income is expressed in current dollars.

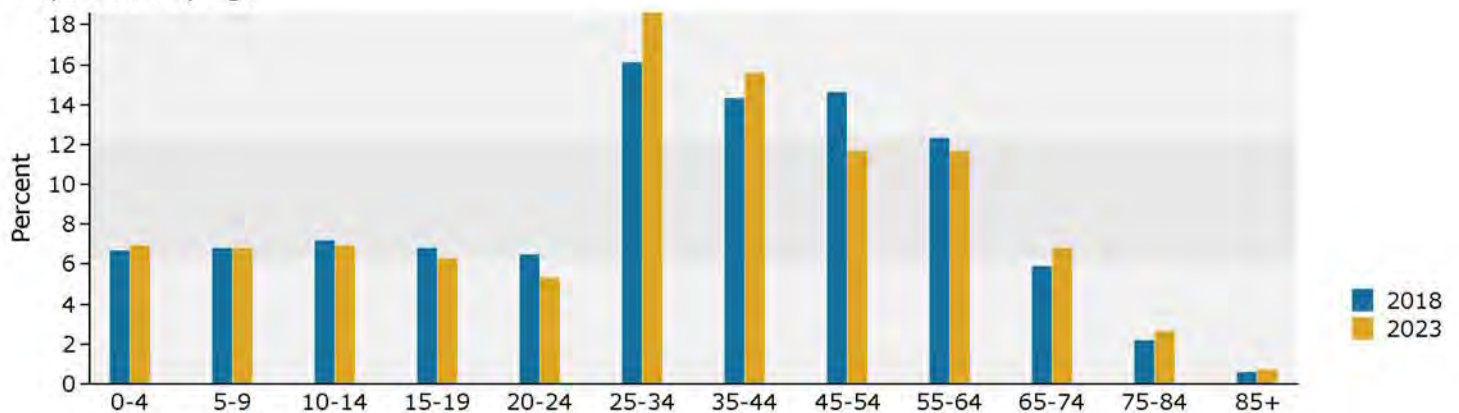
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

January 30, 2019

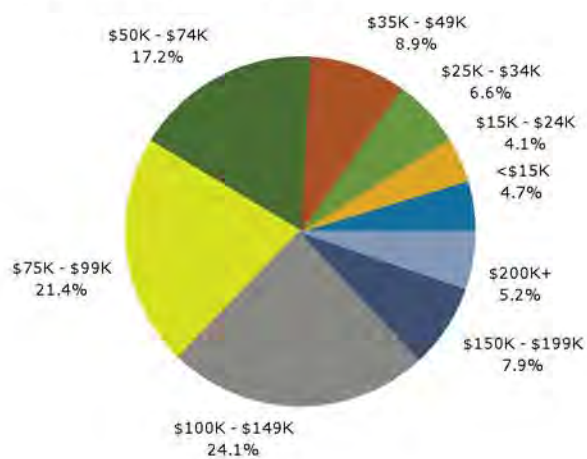
Trends 2018-2023



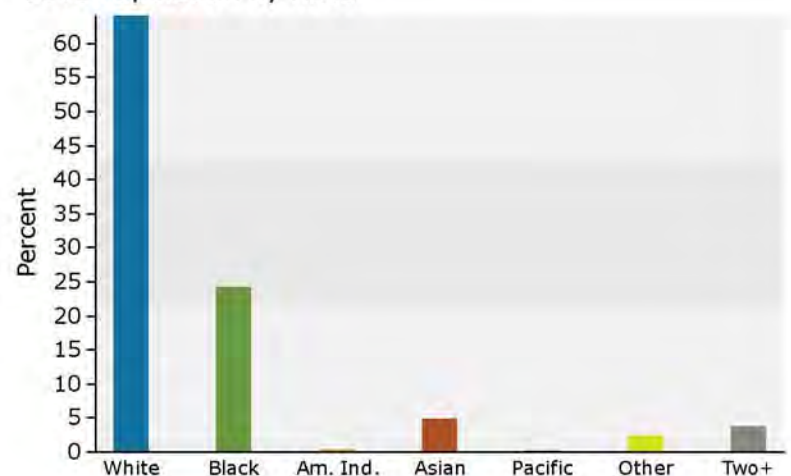
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 6.8%



Demographic and Income Profile

Lake Joy Rd & GA-96 E, Warner Robins, Georgia, 31088
Ring: 5 mile radius

Prepared by Esri
Latitude: 32.55020
Longitude: -83.69107

Summary	Census 2010	2018	2023
Population	66,563	74,349	79,488
Households	25,260	28,004	29,850
Families	18,387	20,194	21,433
Average Household Size	2.62	2.64	2.65
Owner Occupied Housing Units	18,020	19,396	21,176
Renter Occupied Housing Units	7,240	8,608	8,674
Median Age	34.1	35.8	36.0

Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.35%	1.10%	0.83%
Households	1.28%	1.08%	0.79%
Families	1.20%	0.99%	0.71%
Owner HHs	1.77%	1.52%	1.16%
Median Household Income	1.51%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	1,876	6.7%	1,734	5.8%
\$15,000 - \$24,999	1,790	6.4%	1,677	5.6%
\$25,000 - \$34,999	2,247	8.0%	2,145	7.2%
\$35,000 - \$49,999	3,182	11.4%	3,078	10.3%
\$50,000 - \$74,999	5,299	18.9%	5,381	18.0%
\$75,000 - \$99,999	5,042	18.0%	5,487	18.4%
\$100,000 - \$149,999	5,562	19.9%	6,326	21.2%
\$150,000 - \$199,999	1,815	6.5%	2,282	7.6%
\$200,000+	1,190	4.2%	1,739	5.8%

Median Household Income	\$72,416	\$78,061
Average Household Income	\$85,266	\$96,310
Per Capita Income	\$32,109	\$36,119

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,698	7.1%	4,840	6.5%	5,255	6.6%
5 - 9	4,957	7.4%	4,895	6.6%	5,217	6.6%
10 - 14	5,177	7.8%	5,052	6.8%	5,299	6.7%
15 - 19	5,084	7.6%	4,745	6.4%	4,889	6.2%
20 - 24	4,377	6.6%	4,761	6.4%	4,400	5.5%
25 - 34	9,772	14.7%	12,009	16.2%	13,370	16.8%
35 - 44	9,526	14.3%	10,244	13.8%	12,222	15.4%
45 - 54	10,474	15.7%	9,961	13.4%	9,144	11.5%
55 - 64	6,605	9.9%	9,266	12.5%	9,341	11.8%
65 - 74	3,579	5.4%	5,429	7.3%	6,512	8.2%
75 - 84	1,818	2.7%	2,396	3.2%	2,955	3.7%
85+	498	0.7%	751	1.0%	885	1.1%

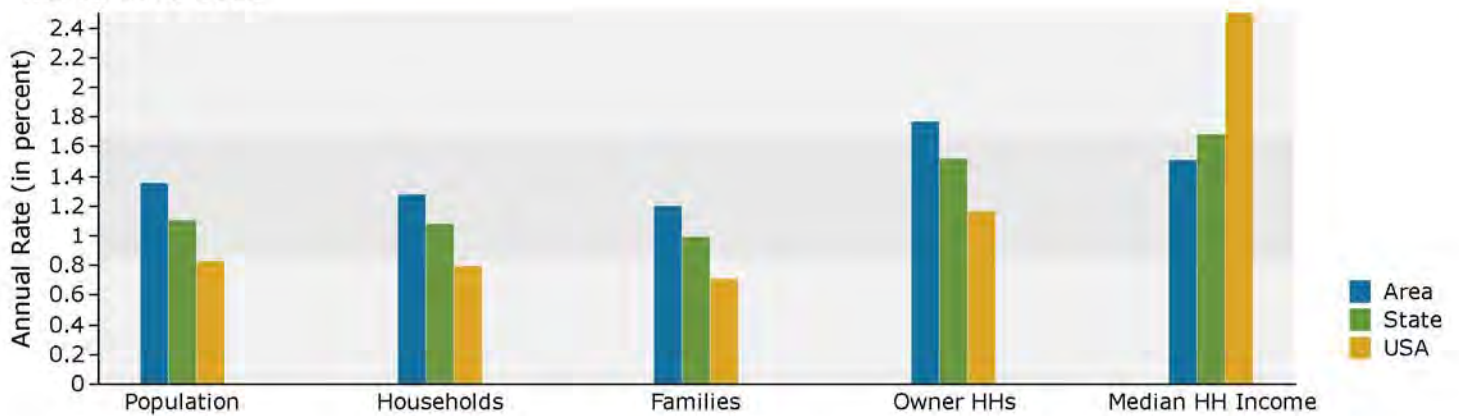
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	45,594	68.5%	47,411	63.8%	47,906	60.3%
Black Alone	15,071	22.6%	18,948	25.5%	21,794	27.4%
American Indian Alone	216	0.3%	252	0.3%	270	0.3%
Asian Alone	2,049	3.1%	3,009	4.0%	3,847	4.8%
Pacific Islander Alone	77	0.1%	104	0.1%	128	0.2%
Some Other Race Alone	1,640	2.5%	2,020	2.7%	2,301	2.9%
Two or More Races	1,916	2.9%	2,607	3.5%	3,242	4.1%
Hispanic Origin (Any Race)	4,070	6.1%	5,070	6.8%	5,952	7.5%

Data Note: Income is expressed in current dollars.

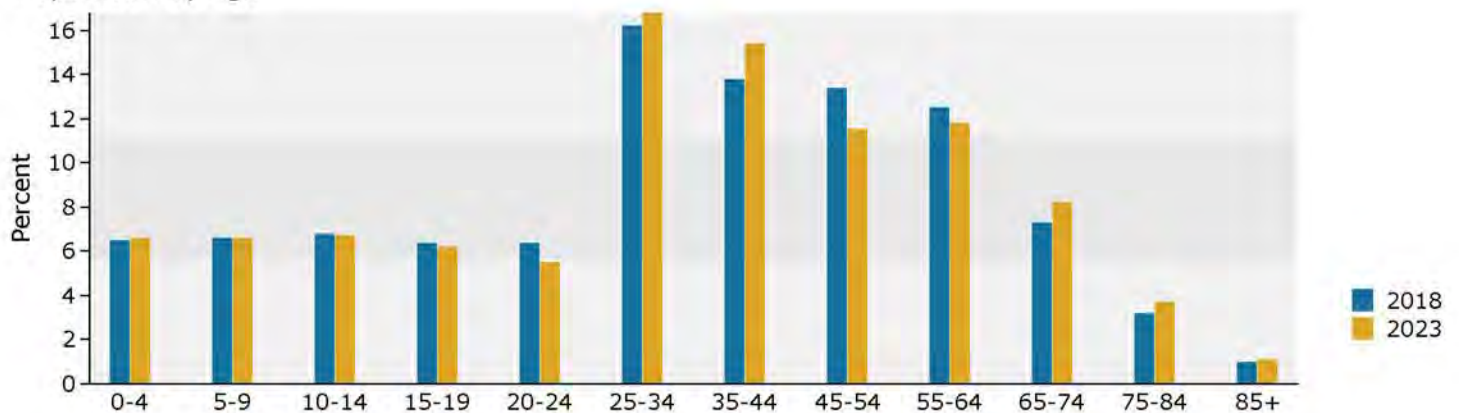
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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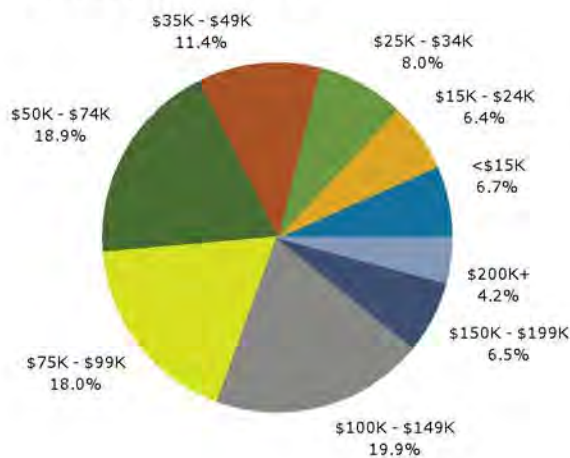
Trends 2018-2023



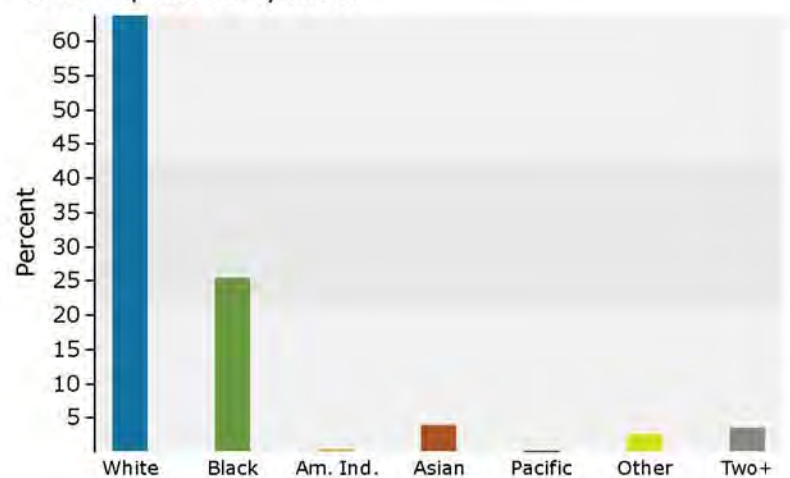
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 6.8%