

LEASE

LAKE JOY PAVILION SHOPPING CENTER

END-CAP RETAIL STOREFRONT

1117 GA HIGHWAY 96, KATHLEEN, HOUSTON COUNTY, GA 31047



BASE LEASE RATE: \$24/PSF, NNN
(CAM, T & I: \$4.00/PSF)
TOTAL MONTHLY: \$3,222.34

PROPERTY OVERVIEW

- Suite 114: 1,381± SF Retail Storefront (End Space)
 - Outdoor dining area
 - No hood or grease trap
- Formerly Sweet Charlie's
- Plenty of parking
- Zoned C2
- Tenant List: Athletico Physical Therapy, Anna's Asian Café, Angel Nails, Sport Clips, The Vapor Shoppe, Black Barley Kitchen & Tap House

LOCATION OVERVIEW

- Located in the Lake Joy Pavilion Shopping Center anchored by Lowe's; adjacent to Houston Lake Cinemas
- Across the street from Rigby's Water World
- Average Daily Traffic Count: 13,500± VPD
- 1 mile from Houston County High School
- 2 miles from Central GA Technical College
- 7 miles from Robins Air Force Base

STEPHANIE FOLSOM, CCIM
478.746.8171 Office • 478.361.8259 Cell
stephanie@cbcworldwide.com
CBCMACON.COM



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Created 6/20/22

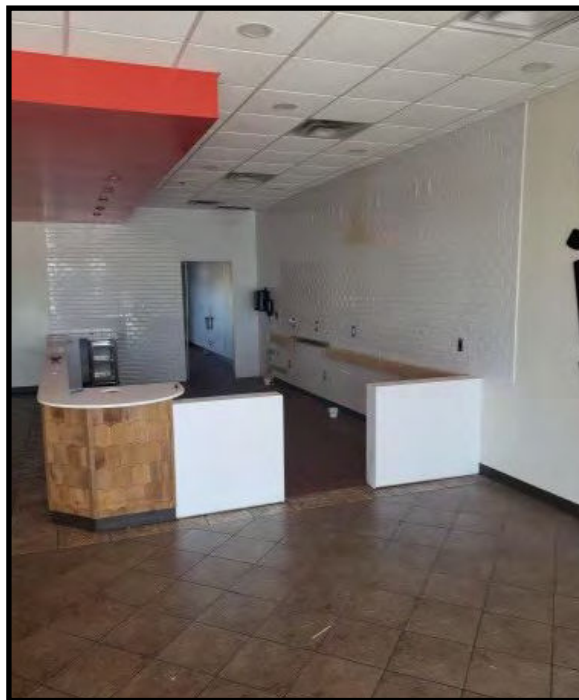
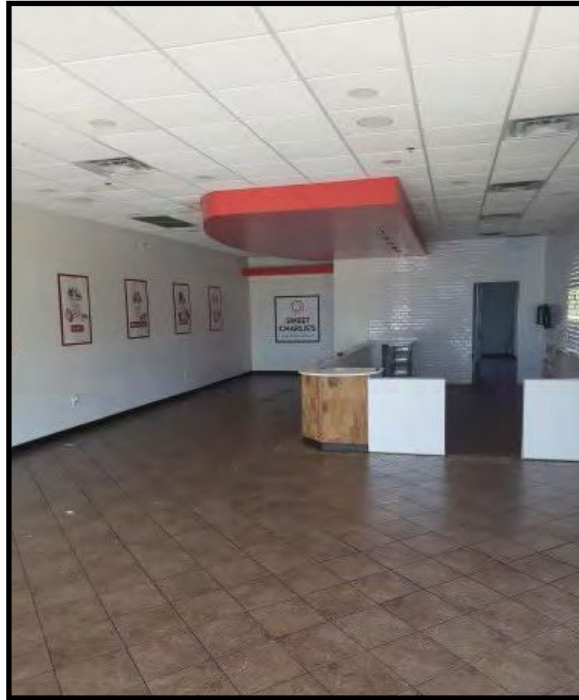
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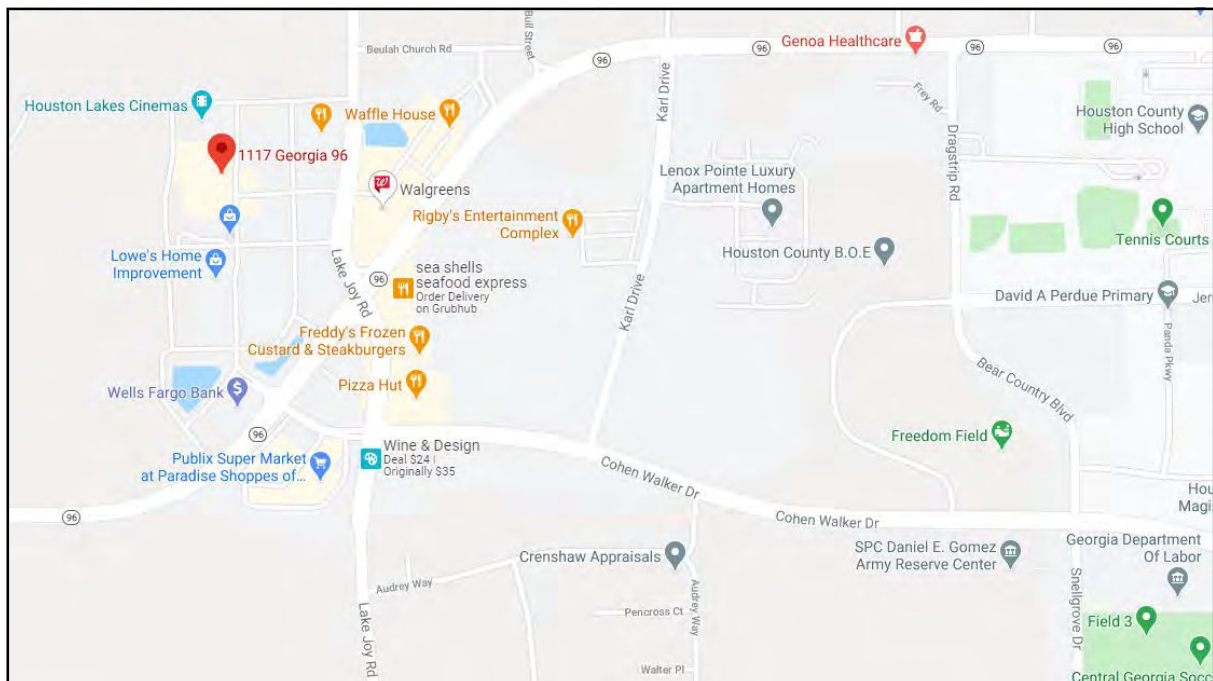


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DEMOGRAPHICS - ONE MILE

KEY FACTS

4,333

Population



3.0

Average Household Size

35.9

Median Age

\$91,898

Median Household Income

EDUCATION

5%

No High School Diploma



16%

High School Graduate



31%

Some College



48%

Bachelor's/Grad/Prof Degree

BUSINESS



109

Total Businesses



1,653

Total Employees

EMPLOYMENT



68%

White Collar



20%

Blue Collar



12%

Services

3.4%

Unemployment Rate

INCOME



\$91,898

Median Household Income



\$39,591

Per Capita Income



\$254,206

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.6%)

The smallest group: <\$15,000 (2.7%)

Indicator ▲	Value	Diff	
<\$15,000	2.7%	-7.9%	
\$15,000 - \$24,999	2.9%	-3.1%	
\$25,000 - \$34,999	4.5%	-4.5%	
\$35,000 - \$49,999	11.1%	-1.7%	
\$50,000 - \$74,999	13.7%	-4.5%	
\$75,000 - \$99,999	20.4%	+4.7%	
\$100,000 - \$149,999	20.6%	+4.4%	
\$150,000 - \$199,999	14.2%	+6.8%	
\$200,000+	10.0%	+5.8%	

Bars show deviation from

Houston County

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DEMOGRAPHICS - THREE MILE

KEY FACTS

33,809

Population



2.8

Average
Household Size

35.4

Median Age

\$87,585

Median Household
Income

EDUCATION

5%

No High
School
Diploma



18%

High School
Graduate



33%

Some College



44%

Bachelor's/Grad/Prof
Degree

BUSINESS



473

Total Businesses



5,564

Total Employees

EMPLOYMENT



71%

White Collar



18%

Blue Collar



11%

Services

3.8%

Unemployment
Rate

INCOME



\$87,585

Median Household
Income



\$36,794

Per Capita Income



\$199,888

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (22.9%)

The smallest group: \$15,000 - \$24,999 (2.5%)

Indicator ▲	Value	Diff	
<\$15,000	4.8%	-5.8%	
\$15,000 - \$24,999	2.5%	-3.5%	
\$25,000 - \$34,999	5.7%	-3.3%	
\$35,000 - \$49,999	11.3%	-1.5%	
\$50,000 - \$74,999	15.5%	-2.7%	
\$75,000 - \$99,999	17.6%	+1.9%	
\$100,000 - \$149,999	22.9%	+6.7%	
\$150,000 - \$199,999	12.1%	+4.7%	
\$200,000+	7.7%	+3.5%	

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DEMOGRAPHICS - FIVE MILE

