



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

## **Warehouse Space / Lot 15,000 ± SF / 1.52 acres**

**FOR SALE**



**SALES PRICE: \$1,849,000**

**512 & 514 Gen. Courtney  
Hodges Blvd.  
Perry, GA 31069  
Houston County**

**PATRICK BARRY  
ASSOCIATE BROKER  
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Cell: (478) 718-1806  
Office: (478) 746-8171**

**Coldwell Banker Commercial  
Eberhardt & Barry  
990 Riverside Drive  
Macon, Georgia 31201**



## PROPERTY OVERVIEW

512 & 514 Gen. Courtney Hodges Blvd.  
Perry, GA 31069

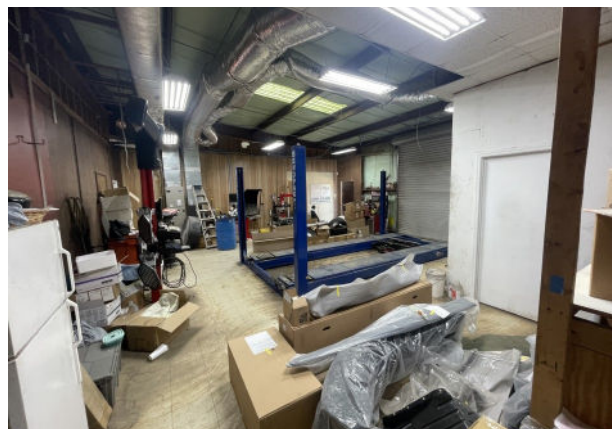
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 15,000± SF Total</li><li>• 2 curb cuts</li><li>• 3 phase power</li><li>• 14' center eave</li><li>• Half lot fenced with 15' roll-away gate</li><li>• 4 "Big Ass Fans" in non-cooled warehouse space</li><li>• 7 drive-in doors:<ul style="list-style-type: none"><li>6 - 12'x12'</li><li>1 - 10'x12'</li></ul></li></ul>
<b>LOCATION:</b>	0.7 miles from I-75 ; 2 min drive 1.8 miles from the Georgia National Fairgrounds 240' of frontage on Gen. Courtney Hodges Blvd.
<b>ACTUAL YEAR BUILT:</b>	2014 & 1974 (Effective year built: 1984)
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	Gen. Courtney Hodges Blvd - 7,700 - 12,600 VPD
<b>EXTERIOR:</b>	Brick and galvanized metal
<b>ROOF:</b>	Pitched, standing seam
<b>CEILING/ LIGHTING:</b>	LED Lighting
<b>FLOORING:</b>	6 inches of poured concrete
<b>HVAC:</b>	All heated, half of building is cooled with HVAC
<b>LAND:</b>	1.52± acres
<b>ZONED:</b>	C2
<b>2021 ESTIMATED PROPERTY TAXES:</b>	\$5,872.56
<b>PARKING:</b>	28+ parking spaces
<b>NEIGHBORS:</b>	Dollar General, Perry Pawn Storage, Scottish Inns & Suites, Dairy Queen, Travelodge, Best Western, Waffle House, Chevron, Shell, Texaco, Cracker Barrel, Subway & more!
<b>SALES PRICE: \$1,849,000</b>	





## PHOTOS

512 & 514 Gen. Courtney Hodges Blvd.  
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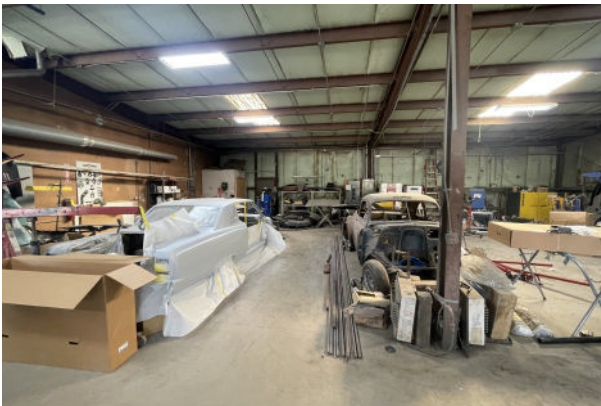
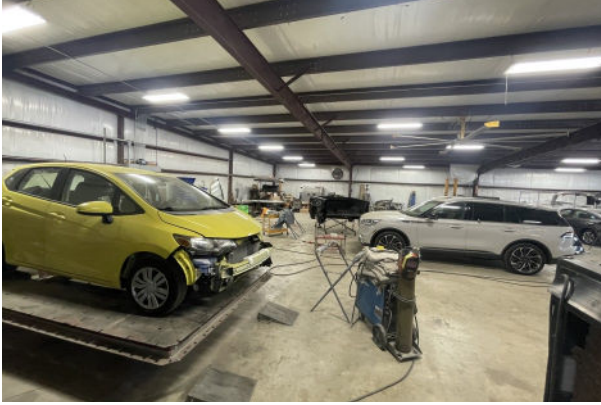
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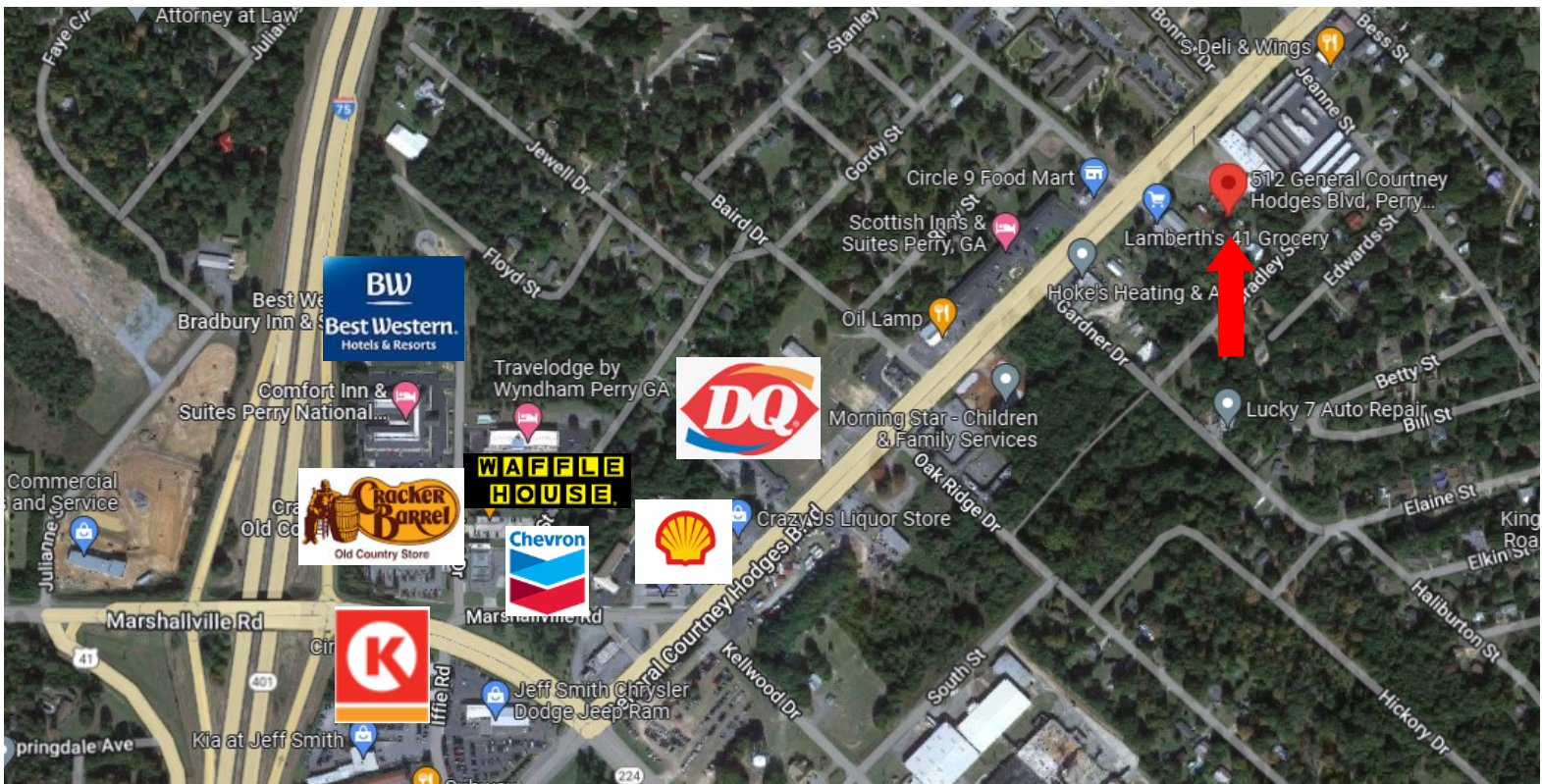
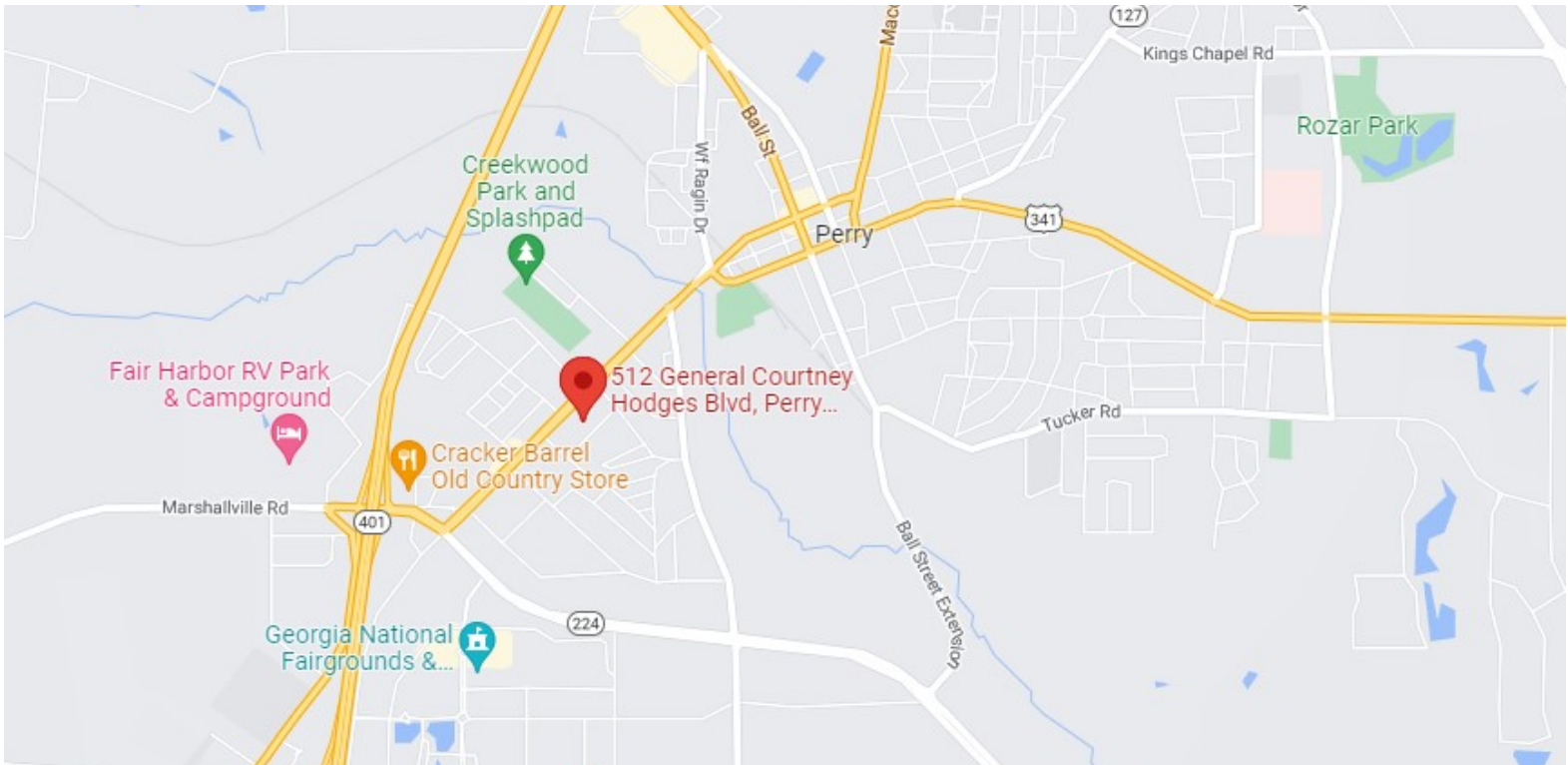
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## MAPS

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## DEMOGRAPHICS - 1 Mile

512 & 514 Gen. Courtney Hodges Blvd.  
Perry, GA 31069

### KEY FACTS

2,808

Population



Average  
Household Size

40.5

Median Age

\$38,595

Median Household  
Income

### EDUCATION

16%

No High  
School  
Diploma



43%  
High School  
Graduate



26%  
Some College



15%  
Bachelor's/Grad/Prof  
Degree

### BUSINESS



227

Total Businesses



4,537

Total Employees

### EMPLOYMENT



White Collar

61%



Blue Collar

20%



Services

19%

14.8%

Unemployment  
Rate

### INCOME



\$38,595

Median Household  
Income



\$21,230

Per Capita Income



\$24,242

Median Net Worth

### Households By Income

The largest group: <\$15,000 (22.6%)

The smallest group: \$150,000 - \$199,999 (1.6%)

Indicator ▲	Value	Diff	
<\$15,000	22.6%	+12.0%	
\$15,000 - \$24,999	11.4%	+5.4%	
\$25,000 - \$34,999	10.5%	+1.5%	
\$35,000 - \$49,999	17.5%	+4.7%	
\$50,000 - \$74,999	14.9%	-3.3%	
\$75,000 - \$99,999	9.1%	-6.6%	
\$100,000 - \$149,999	9.3%	-6.9%	

Bars show deviation from

Houston County ▼

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## DEMOGRAPHICS - 3 Mile

512 & 514 Gen. Courtney Hodges Blvd.  
Perry, GA 31069

### KEY FACTS

13,584

Population



Average  
Household Size

40.3

Median Age

\$47,557

Median Household  
Income

### EDUCATION

8%

No High  
School  
Diploma



32%

High School  
Graduate



36%

Some College



25%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



631

Total Businesses



12,710

Total Employees

### EMPLOYMENT



64%

White Collar



21%

Blue Collar



15%

Services

9.5%

Unemployment  
Rate

### INCOME



\$47,557

Median Household  
Income



\$26,786

Per Capita Income



\$62,924

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (19.3%)

The smallest group: \$200,000+ (3.2%)

Indicator ▲	Value	Diff	
<\$15,000	16.0%	+5.4%	
\$15,000 - \$24,999	8.2%	+2.2%	
\$25,000 - \$34,999	11.9%	+2.9%	
\$35,000 - \$49,999	15.8%	+3.0%	
\$50,000 - \$74,999	19.3%	+1.1%	
\$75,000 - \$99,999	11.8%	-3.9%	
\$100,000 - \$149,999	9.7%	-6.5%	

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Houston County ▼





## DEMOGRAPHICS - 5 Mile

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Perry, GA 31069

### KEY FACTS

20,312

Population



Average  
Household Size

40.0

Median Age

\$53,963

Median Household  
Income

### EDUCATION

7%

No High  
School  
Diploma



29%

High School  
Graduate



36%

Some College



27%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



694

Total Businesses



13,339

Total Employees

### EMPLOYMENT



66%

White Collar



20%

Blue Collar



14%

Services

8.3%

Unemployment  
Rate

### INCOME



\$53,963

Median Household  
Income



\$28,658

Per Capita Income



\$89,765

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (20.0%)

The smallest group: \$200,000+ (3.4%)

Indicator ▲	Value	Diff	
<\$15,000	13.1%	+2.5%	
\$15,000 - \$24,999	7.7%	+1.7%	
\$25,000 - \$34,999	10.5%	+1.5%	
\$35,000 - \$49,999	14.3%	+1.5%	
\$50,000 - \$74,999	20.0%	+1.8%	
\$75,000 - \$99,999	13.0%	-2.7%	
\$100,000 - \$149,999	12.2%	-4.0%	

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