



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

**FOR SALE**

## Development Site 3.12± Acres



**Available: Call for Pricing**

**200 Gen Courtney Hodges Blvd  
Perry, GA  
31069**

**PATRICK BARRY  
ASSOCIATE BROKER  
pbarry@cbcworldwide.com  
Cell: (478) 718-1806  
Office: (478) 746-8171**

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



## PROPERTY OVERVIEW

200 Gen Courtney Hodges Blvd  
Perry, GA 31069

<b>LOT INFORMATION:</b>	<ul style="list-style-type: none"><li>• 3.12± acres</li><li>• 500± ft from the main entrance of Georgia National Fairgrounds</li></ul>
<b>LOCATION:</b>	1,000± ft to I-75 1.4 miles to Perry Pkwy
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	Gen Courtney Hodges Blvd - 8,580 VPD Hwy 224 - 13,100 VPD I-75 - 68,700 VPD
<b>LAND:</b>	3.12 acres
<b>ZONED:</b>	C-3
<b>UTILITIES:</b>	All public utilities available to site
<b>NEIGHBORS:</b>	Cracker Barrell, Waffle House, Chevron, Flash Foods, Jeff Smith Kia, Subway, Relax Inn Perry, Travelodge by Wyndham Perry, Dairy Queen, Georgia National Fairgrounds, Circle K, and more!





## PHOTOS

200 Gen Courtney Hodges Blvd  
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# MAPS

200 Gen Courtney Hodges Blvd  
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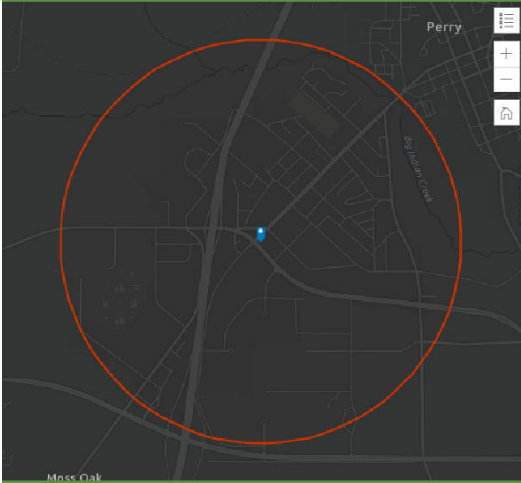


# DEMOGRAPHICS - 1 Mile

200 Gen Courtney Hodges Blvd  
Perry, GA 31069

## DEMOGRAPHIC PROFILE

200 General Courtney Hodges Blvd, Perry, Georgia, 31069  
Ring of 1 mile



This infographic contains data provided by Esri.  
The vintage of the data is 2023, 2028  
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### EDUCATION

19%

No High School Diploma



49%  
High School Graduate



17%  
Some College



15%  
Bachelor's/Grad /Prof Degree

### EMPLOYMENT



White Collar

36.2%



Blue Collar

34.0%



Services

29.8%

16.6%

Unemployment Rate

### KEY FACTS

1,619

Population

44.2

Median Age

611

Households

\$19,144

Median Disposable Income

### INCOME



\$20,374

Median Household Income



\$19,894

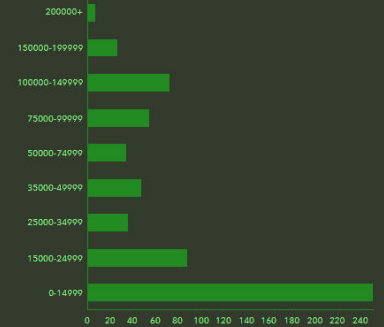
Per Capita Income



\$11,883

Median Net Worth

### HOUSEHOLD INCOME (\$)



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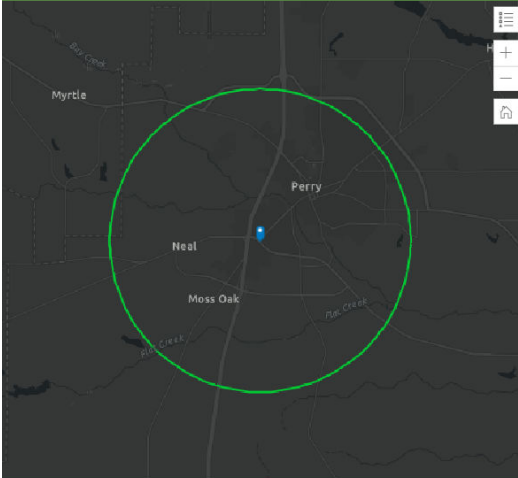


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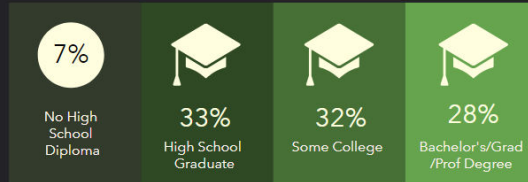
200 Gen Courtney Hodges Blvd  
Perry, GA 31069

## DEMOGRAPHIC PROFILE

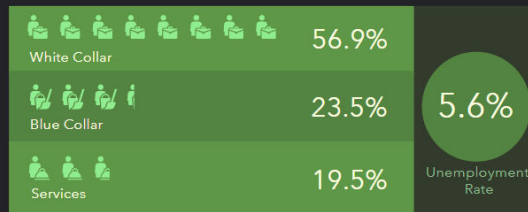
200 General Courtney Hodges Blvd, Perry, Georgia, 31069  
Ring of 3 miles



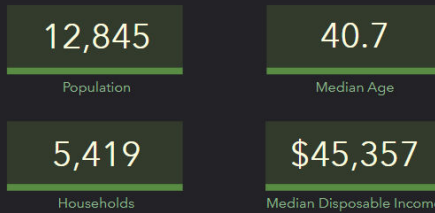
### EDUCATION



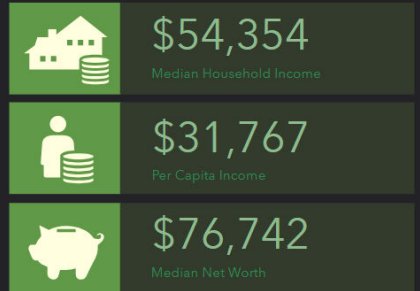
### EMPLOYMENT



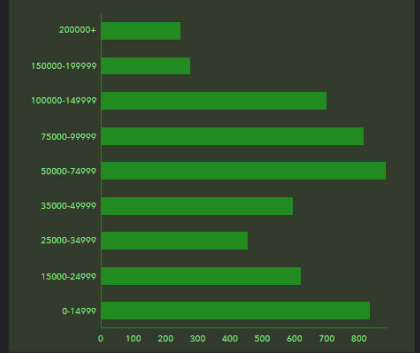
### KEY FACTS



### INCOME



### HOUSEHOLD INCOME (\$)



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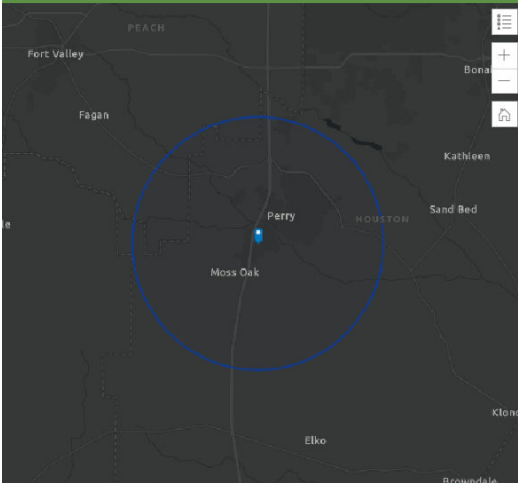


# DEMOGRAPHICS - 5 Mile

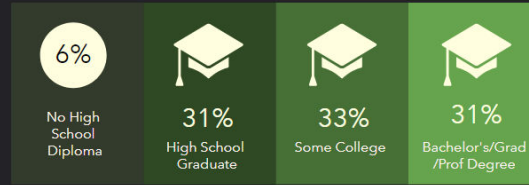
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## DEMOGRAPHIC PROFILE

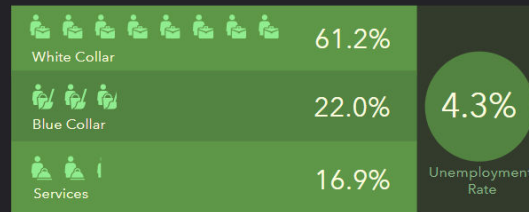
200 General Courtney Hodges Blvd, Perry, Georgia, 31069  
Ring of 5 miles



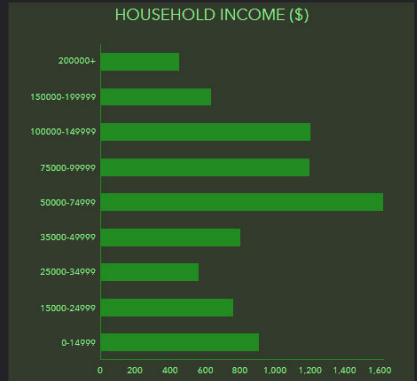
### EDUCATION



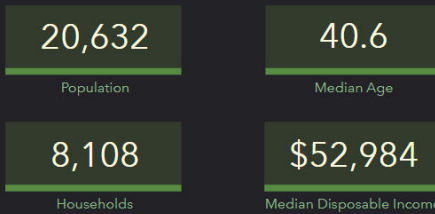
### EMPLOYMENT



### INCOME



### KEY FACTS



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