

FOR LEASE

NEW RETAIL DEVELOPMENT - 1.4 ACRES
PERRY PKWY - HOUSTON COUNTY GA

LEASE RATE: \$40 PSF



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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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SALE

PERRY PKWY / HOUSTON LAKE RD
PERRY GA

OFFERING SUMMARY

Lot Size: 1.4 acres of New Retail Development

Available: Min. suite size 1,450 SF

Lease Rate: \$40 PSF

Traffic Count: ~16,000 VPD - Perry Pkwy
~ 30,000 VPD - Houston Lake Rd

Zoning: C2

Utilities: All public utilities service the site and seller
will provide access points on each side.

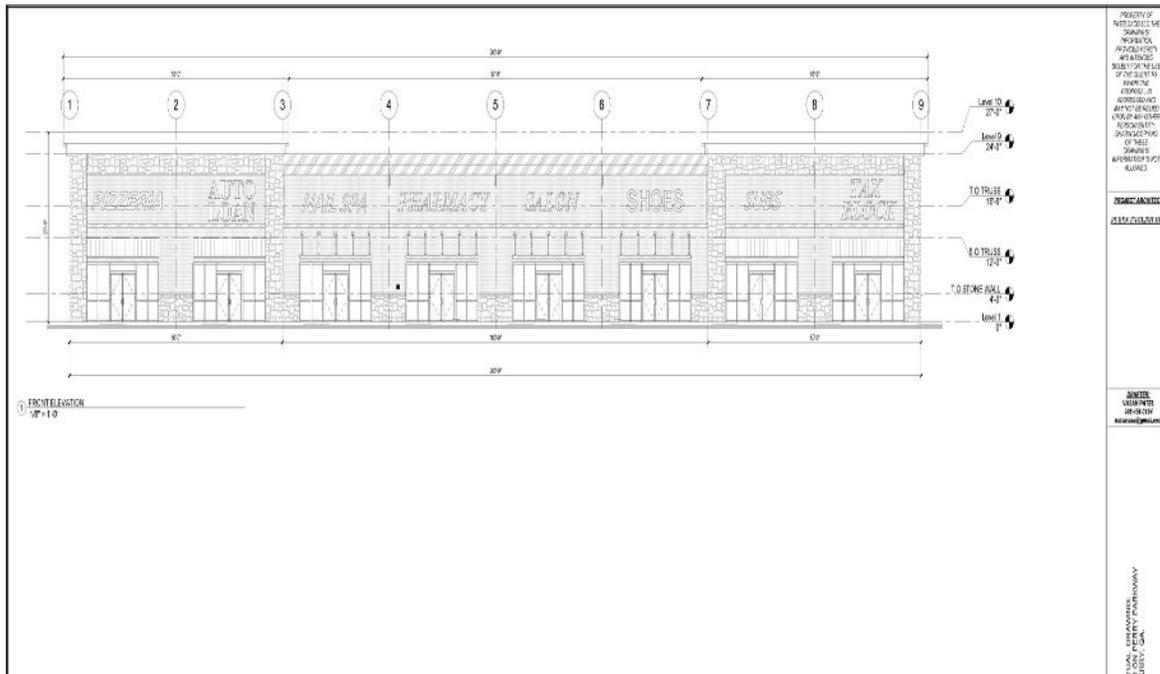
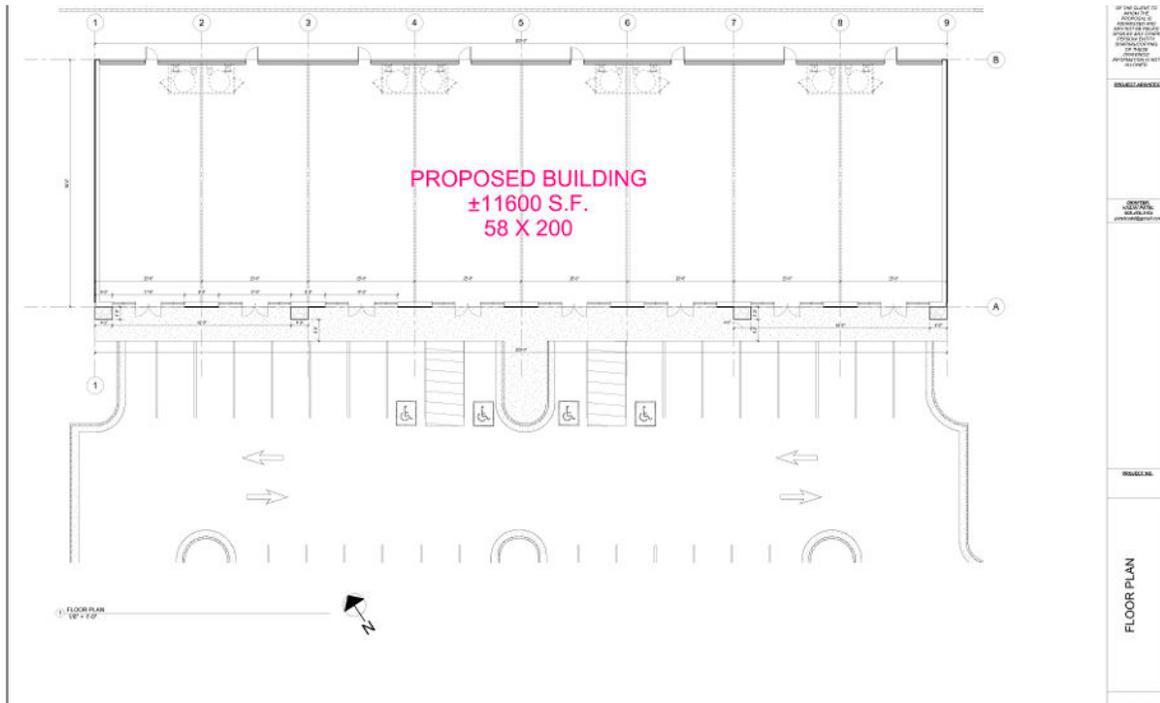
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PERRY, GA

OFFERING SUMMARY

PROPERTY OVERVIEW:

- 1.4 acres

- Directly across from The Shops at Perry Crossing - Over 1.5M Visits Annually

-Excellent Full Access and Cross Access to Houston Lake Road

- Approximately 16,000 vehicles per day and growing

Tyson Foods, FedEx, Tractor Supply, QuikTrip, Yancey Brothers, YKK, and Amazon.

- 35,581 residents within 10 min drive time and growing at 17% over next 5 years

-New residential development directly behind property

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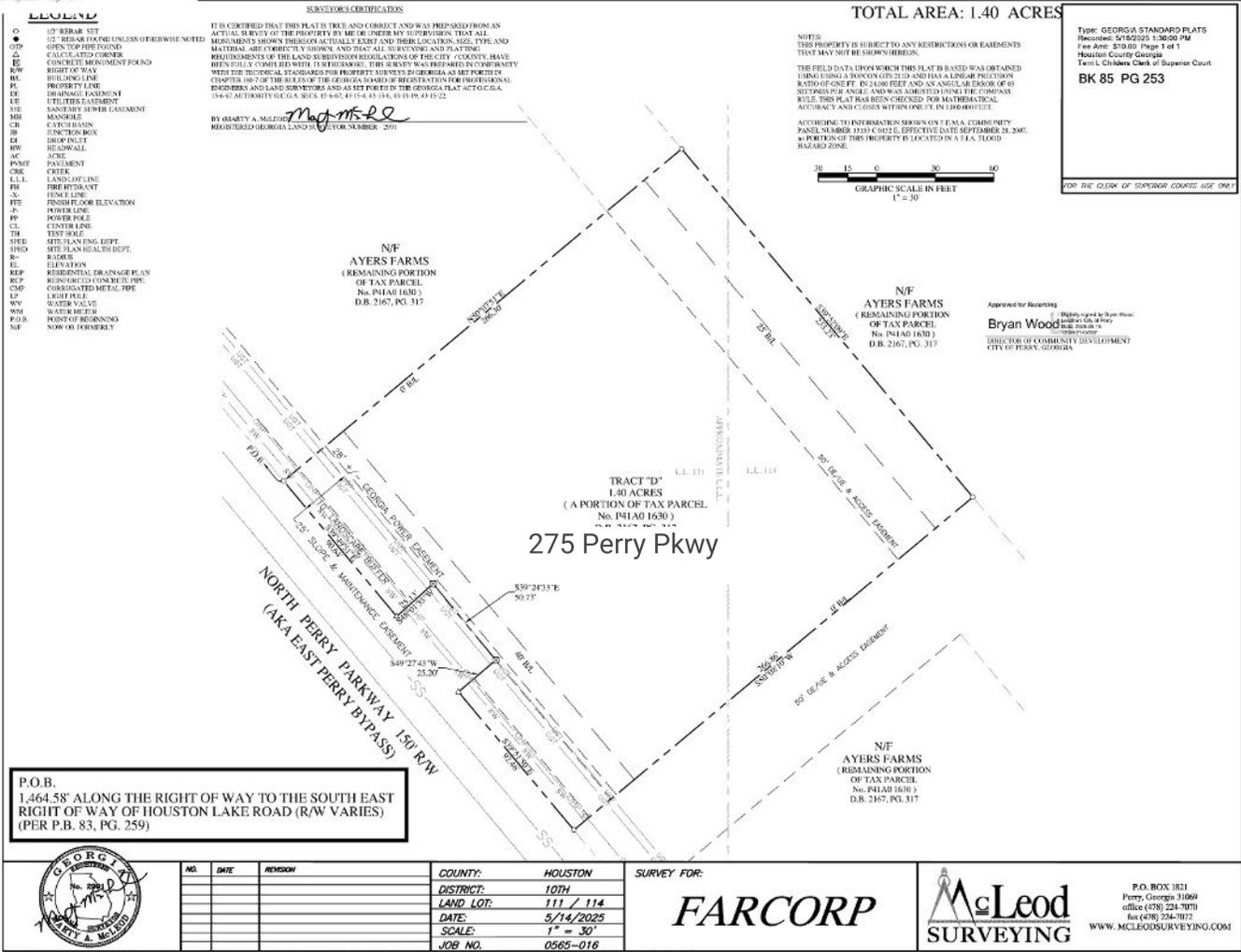
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PLAT

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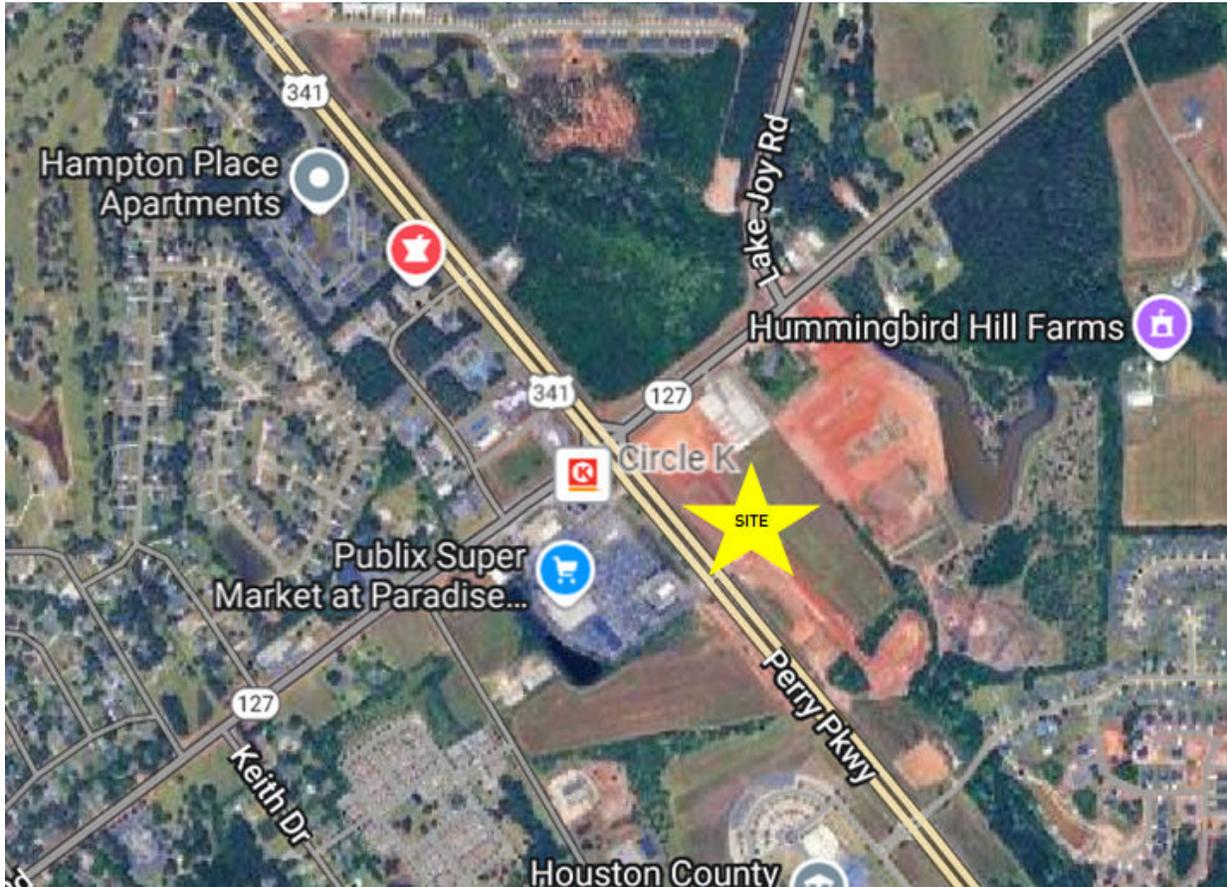


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5 MILE RADIUS

KEY FACTS

37,868

Population



Average Household Size



Median Age

\$84,032

Median Household Income

EDUCATION



No High School Diploma



25%

High School Graduate



34%

Some College



36%

Bachelor's/Grad/Prof Degree

BUSINESS



816

Total Businesses



15,687

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services



Unemployment Rate

INCOME



\$84,032

Median Household Income



\$39,865

Per Capita Income



\$280,774

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (19.7%)

The smallest group: <\$15,000 (6.6%)

| Indicator ▲ | Value | Diff | |
|-----------------------|-------|-------|--|
| <\$15,000 | 6.6% | +0.5% | |
| \$15,000 - \$24,999 | 6.9% | +0.7% | |
| \$25,000 - \$34,999 | 7.6% | -1.8% | |
| \$35,000 - \$49,999 | 8.2% | -2.2% | |
| \$50,000 - \$74,999 | 14.1% | -1.4% | |
| \$75,000 - \$99,999 | 15.4% | +1.2% | |
| \$100,000 - \$149,999 | 19.7% | -0.4% | |
| \$150,000 - \$199,999 | 12.0% | +2.4% | |

Bars show deviation from Houston County ▾