

FOR LEASE

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

LEASE RATE: \$32 PSF



PATRICK BARRY

ASSOCIATE BROKER

pbarry@cbcgeorgia.com

Cell: (478) 718-1806

Office: (478) 746-8171

990 Riverside Drive

Macon GA 31201



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 24GVKB_CBC_3/24

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: \$32 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.

PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806



SALE

PERRY PKWY / HOUSTON LAKE RD
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

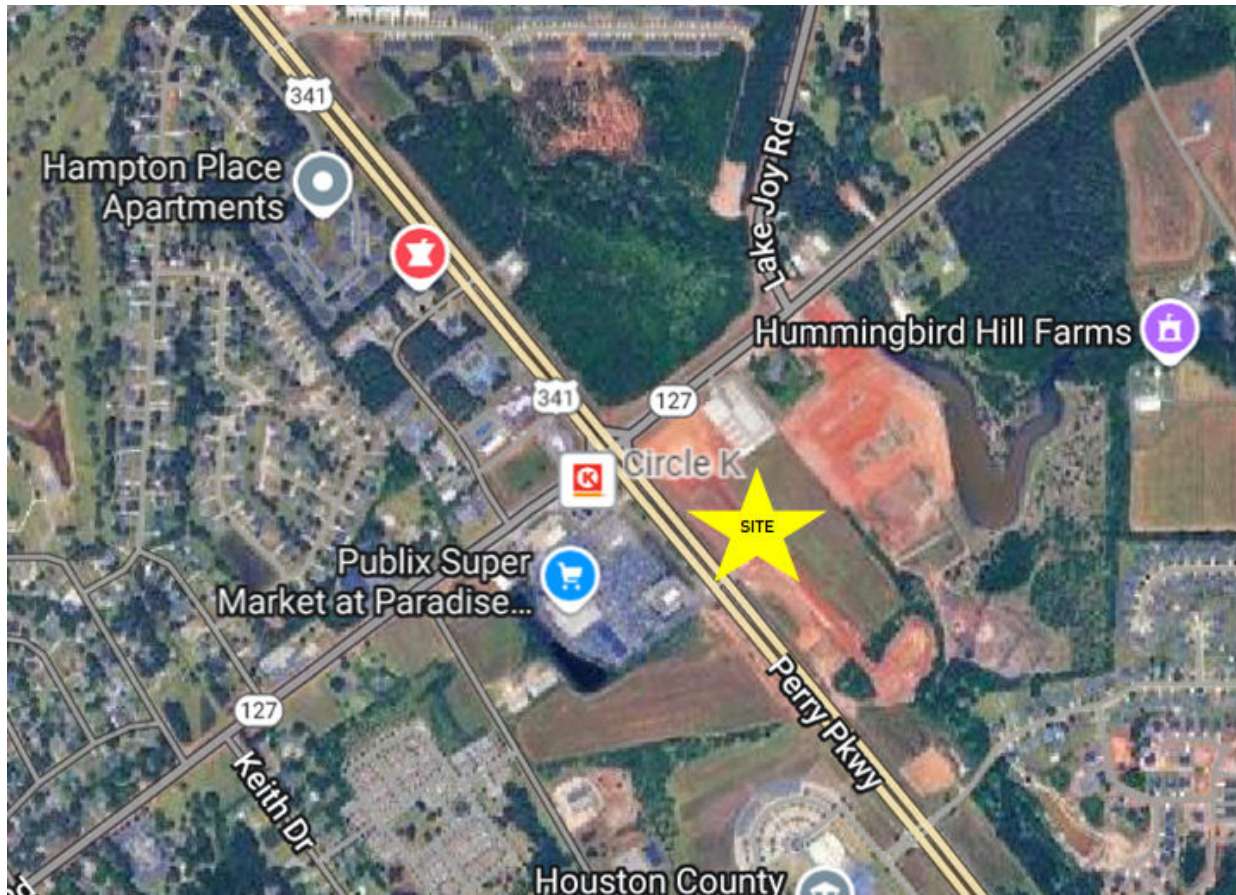
PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

SALE

PERRY PKWY / HOUSTON LAKE RD
PERRY, GA



PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcgeorgia.com
Cell: (478) 718-1806



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

SALE

PERRY PKWY / HOUSTON LAKE RD
PERRY, GA

5 MILE RADIUS

KEY FACTS

37,868

Population



Average
Household Size

37.7

Median Age

\$84,032

Median Household
Income

EDUCATION

5%

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

66%



Blue Collar

21%



Services

13%

3.9%

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 ▾