

# FOR LEASE

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

**\$34 PSF BASE**  
**(CAM - TBD)**



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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

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Available: Min. suite size 1,450 SF

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Lease Rate: \$34 PSF - (CAM is TBD)

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

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Zoning: C2

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

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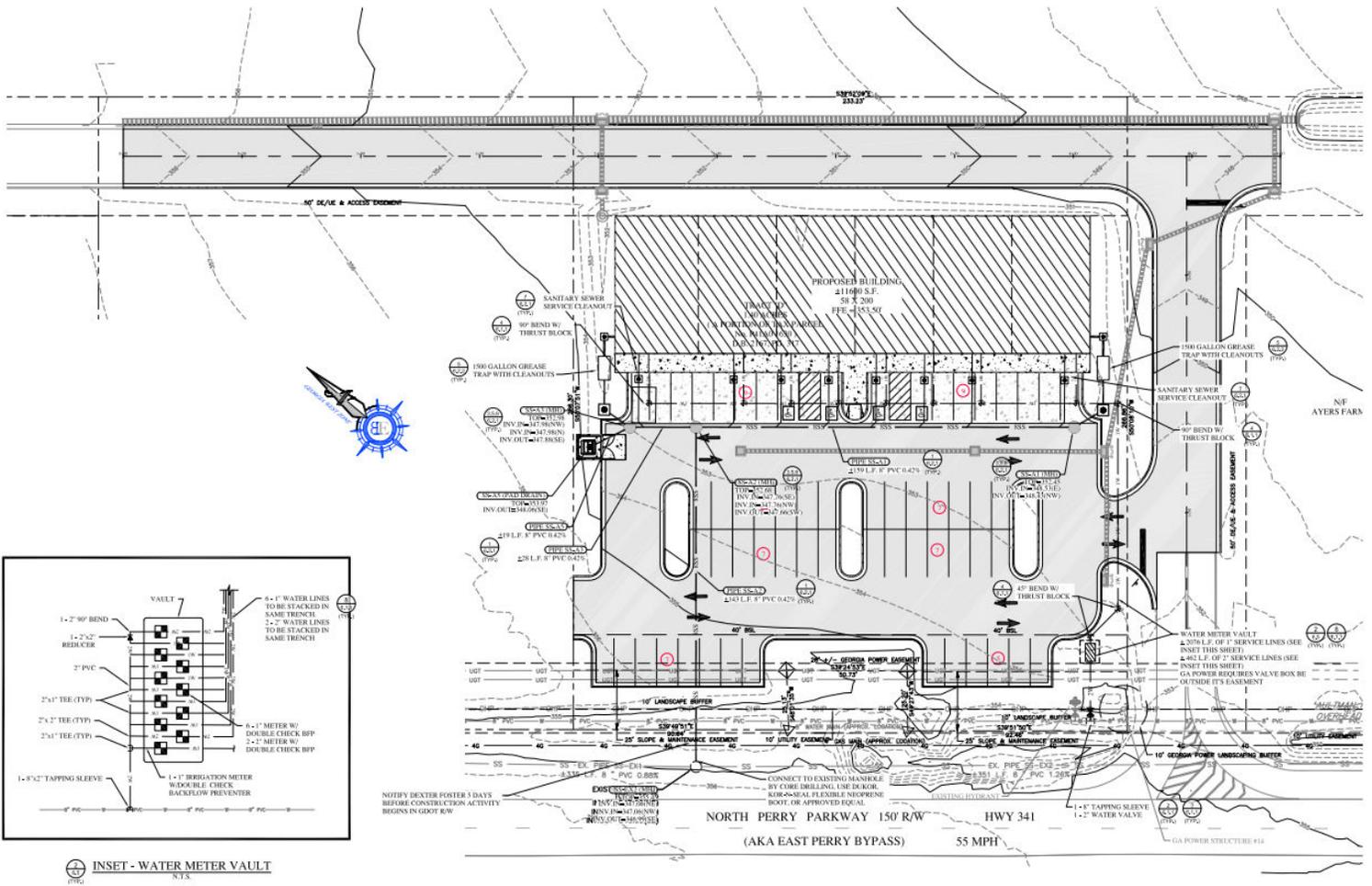
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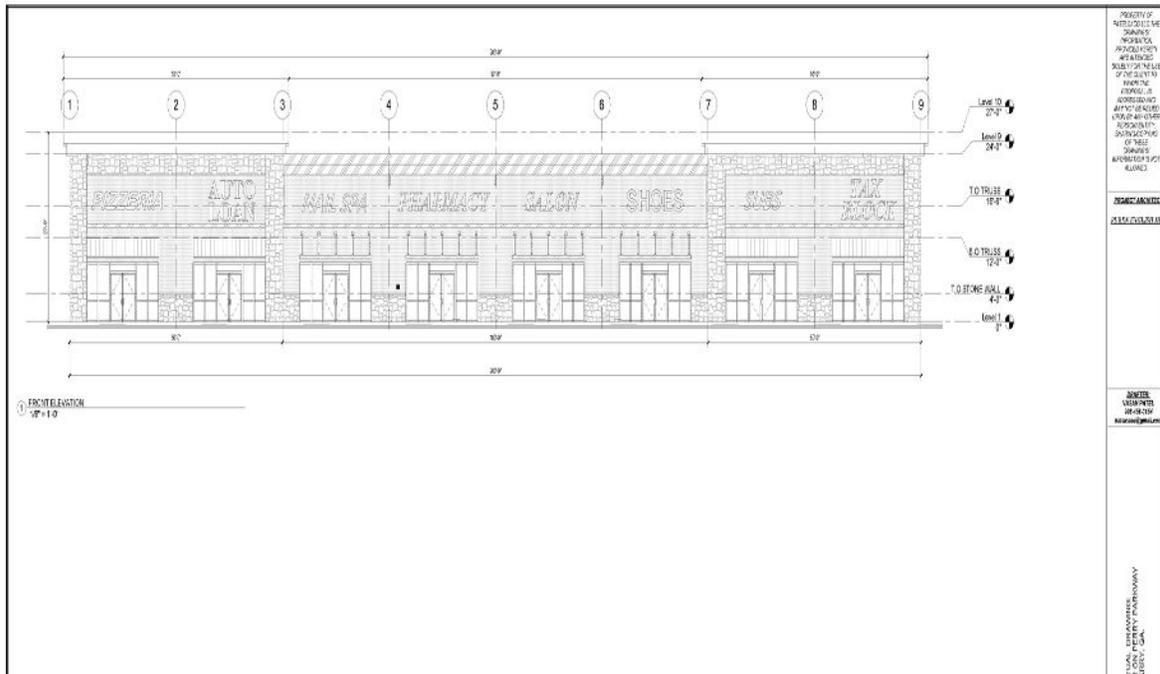
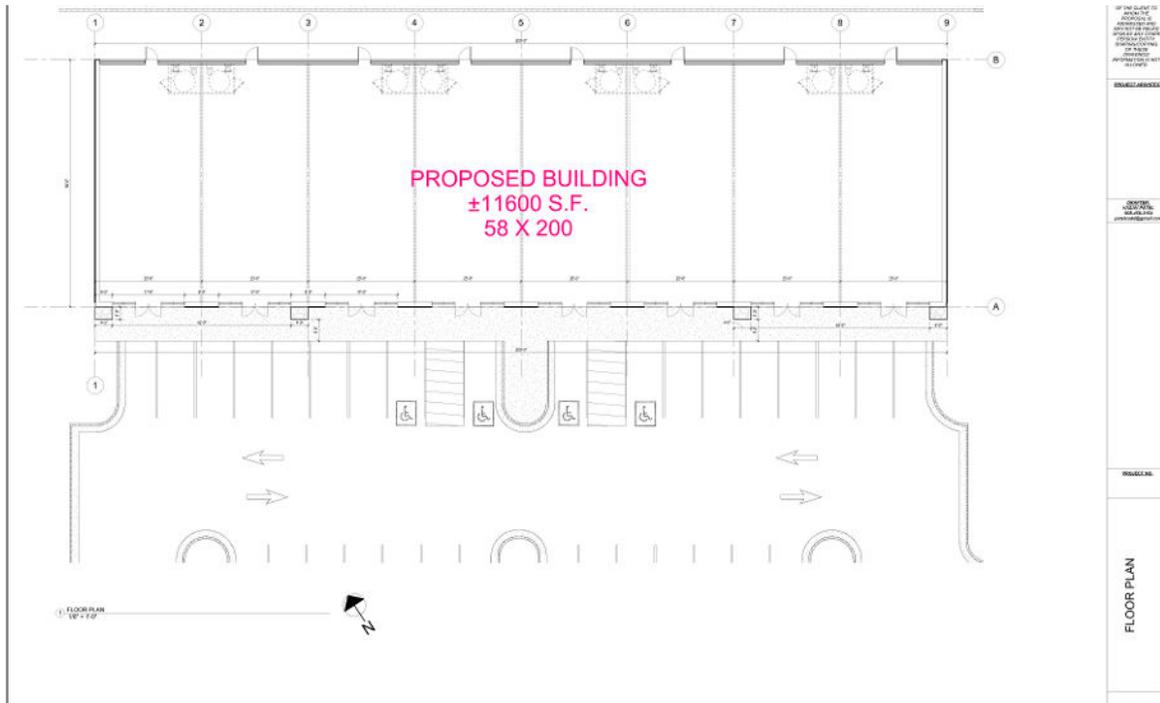
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# SALE

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

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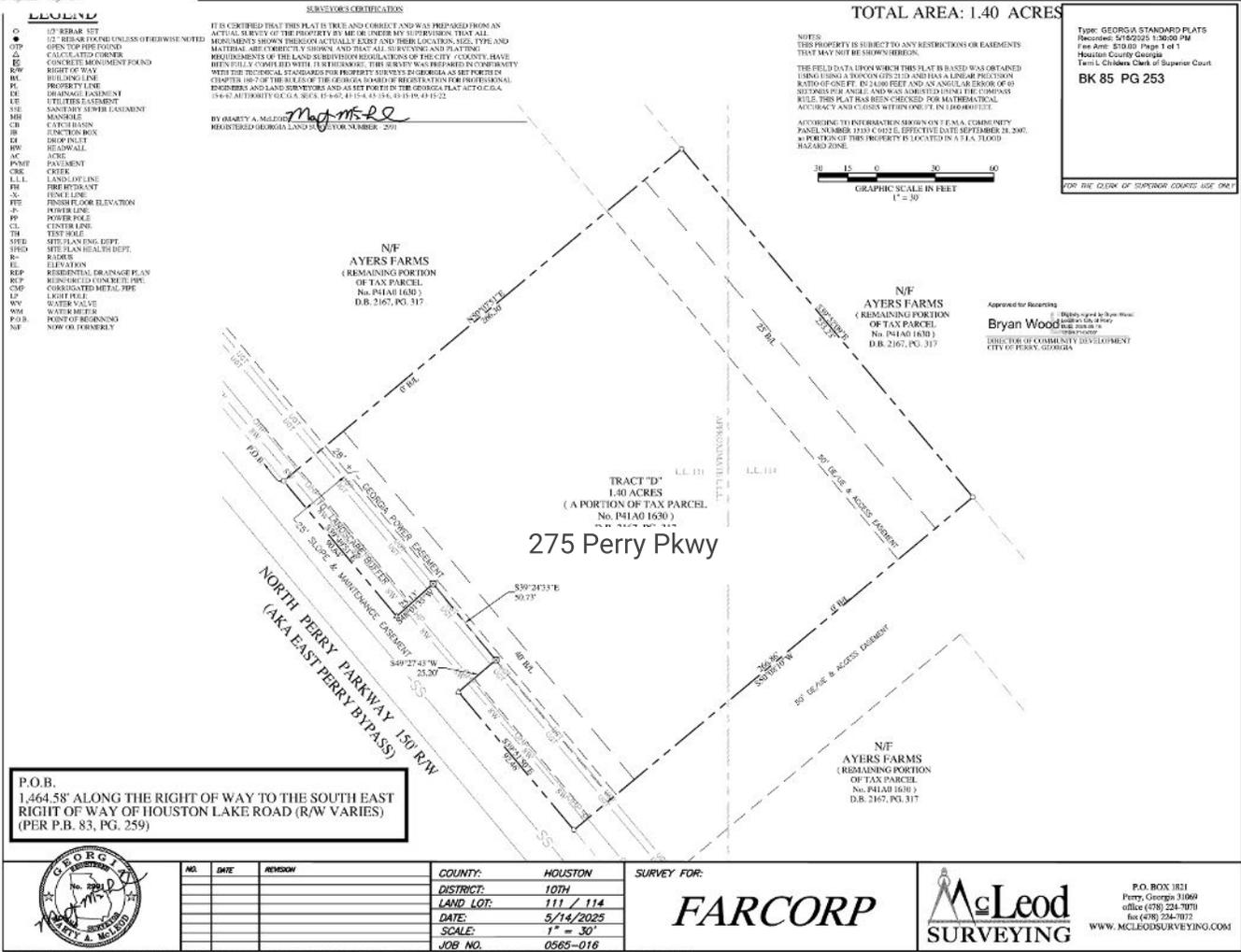
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# SALE

# PERRY PKWY / HOUSTON LAKE RD PERRY, GA

## PLAT

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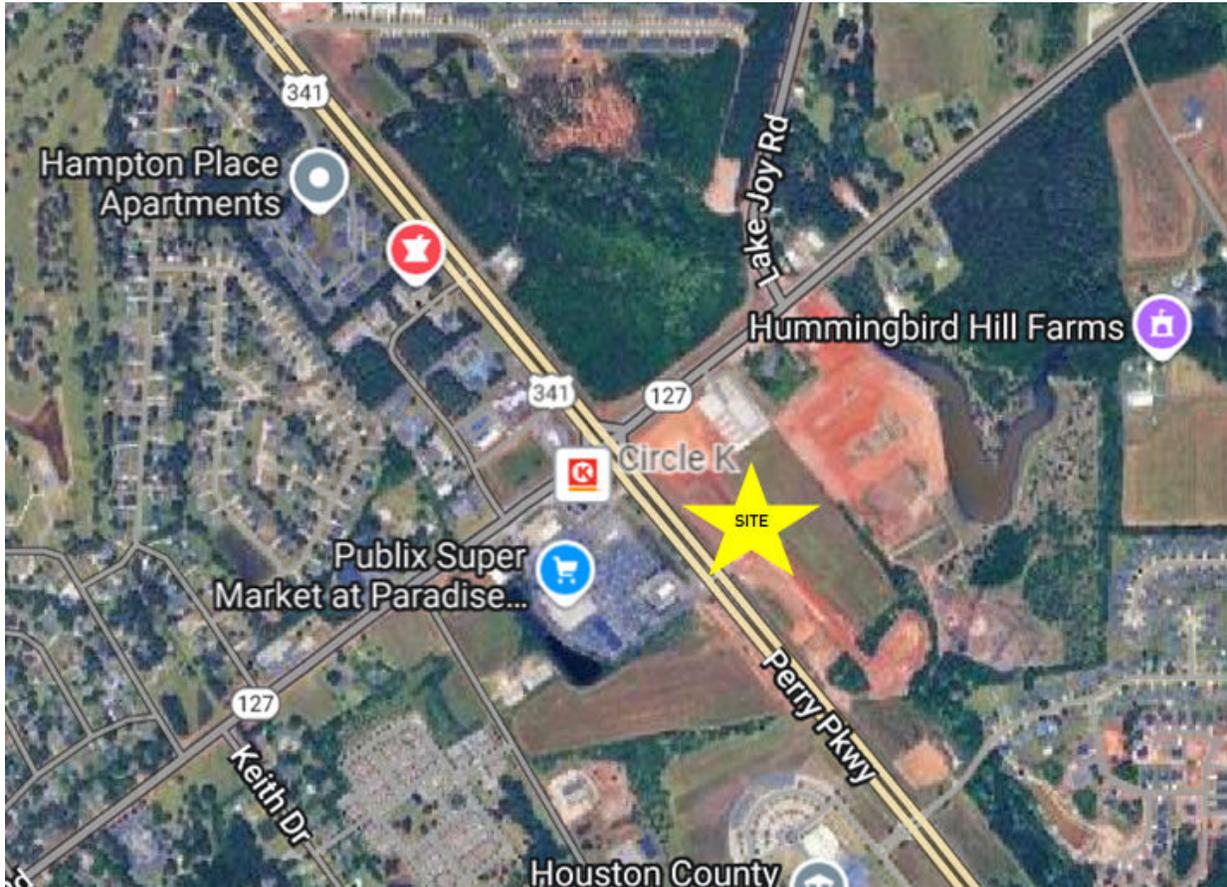


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### 5 MILE RADIUS

#### KEY FACTS

37,868

Population



2.6

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



66%

White Collar



21%

Blue Collar



13%

Services

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%	<div style="width: 100%;"></div>
\$15,000 - \$24,999	6.9%	+0.7%	<div style="width: 100%;"></div>
\$25,000 - \$34,999	7.6%	-1.8%	<div style="width: 100%;"></div>
\$35,000 - \$49,999	8.2%	-2.2%	<div style="width: 100%;"></div>
\$50,000 - \$74,999	14.1%	-1.4%	<div style="width: 100%;"></div>
\$75,000 - \$99,999	15.4%	+1.2%	<div style="width: 100%;"></div>
\$100,000 - \$149,999	19.7%	-0.4%	<div style="width: 100%;"></div>
\$150,000 - \$199,999	12.0%	+2.4%	<div style="width: 100%;"></div>

Bars show deviation from

Houston County ▾