

NEW DOWNTOWN PERRY RETAIL SUITES FOR LEASE

1325 WASHINGTON STREET
PERRY, GA 31069
HOUSTON COUNTY

± 1,058-1,480 SF SUITES

LEASE RATE:
\$25/SF NNN

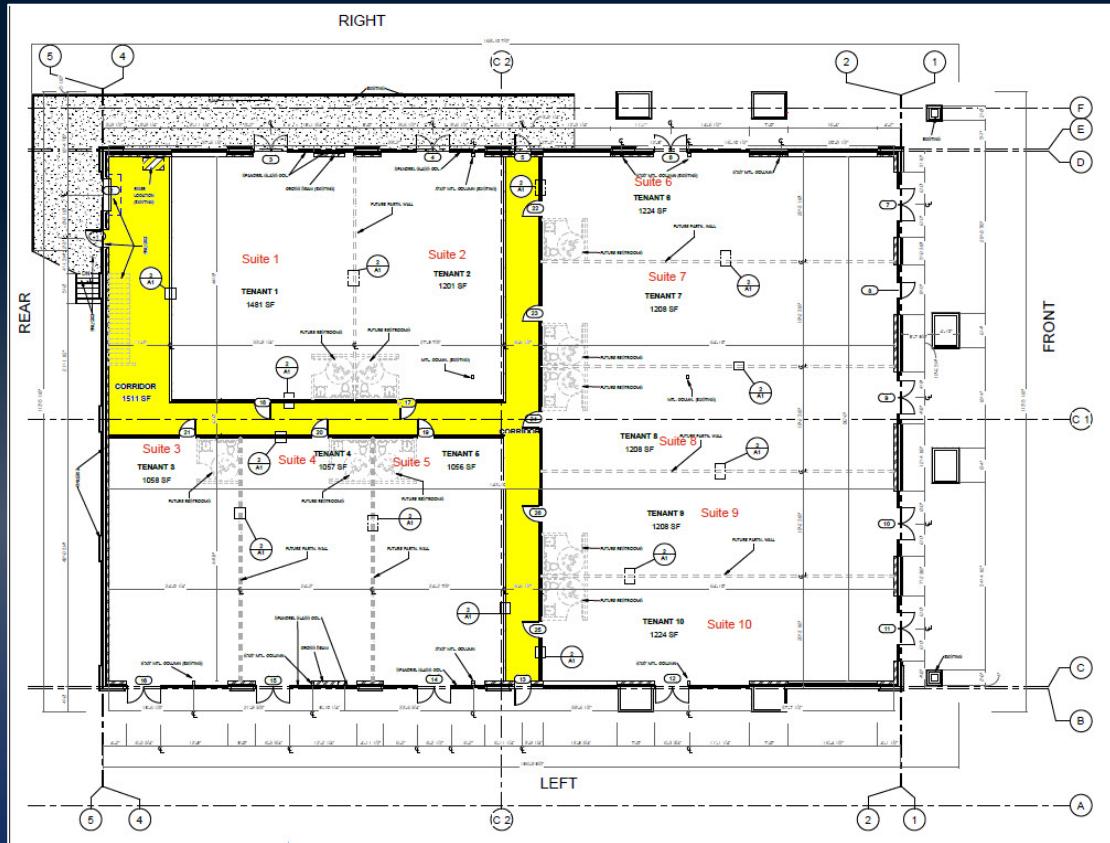


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PROPERTY INFORMATION

- ± 1,058-1,480 SF suites (up to 10 suites available)
- Adjacent suites may be combined (call Agent for details)
- Zoned C2
- Ample Parking
- Common corridor with access to loading dock (highlighted in yellow)
- Excellent location between I-75 and downtown Perry
- Convenient to national retailers, restaurants, the GA National Fairgrounds, and Perry area hotels



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DEMOGRAPHICS & TRAFFIC INFO

Traffic Counts: (GDOT 2023 Published Data estimate)

Sam Nunn Blvd- 11,900 VPD

I-75 N at Sam Nunn Blvd - 67,800 VPD

Demographics:

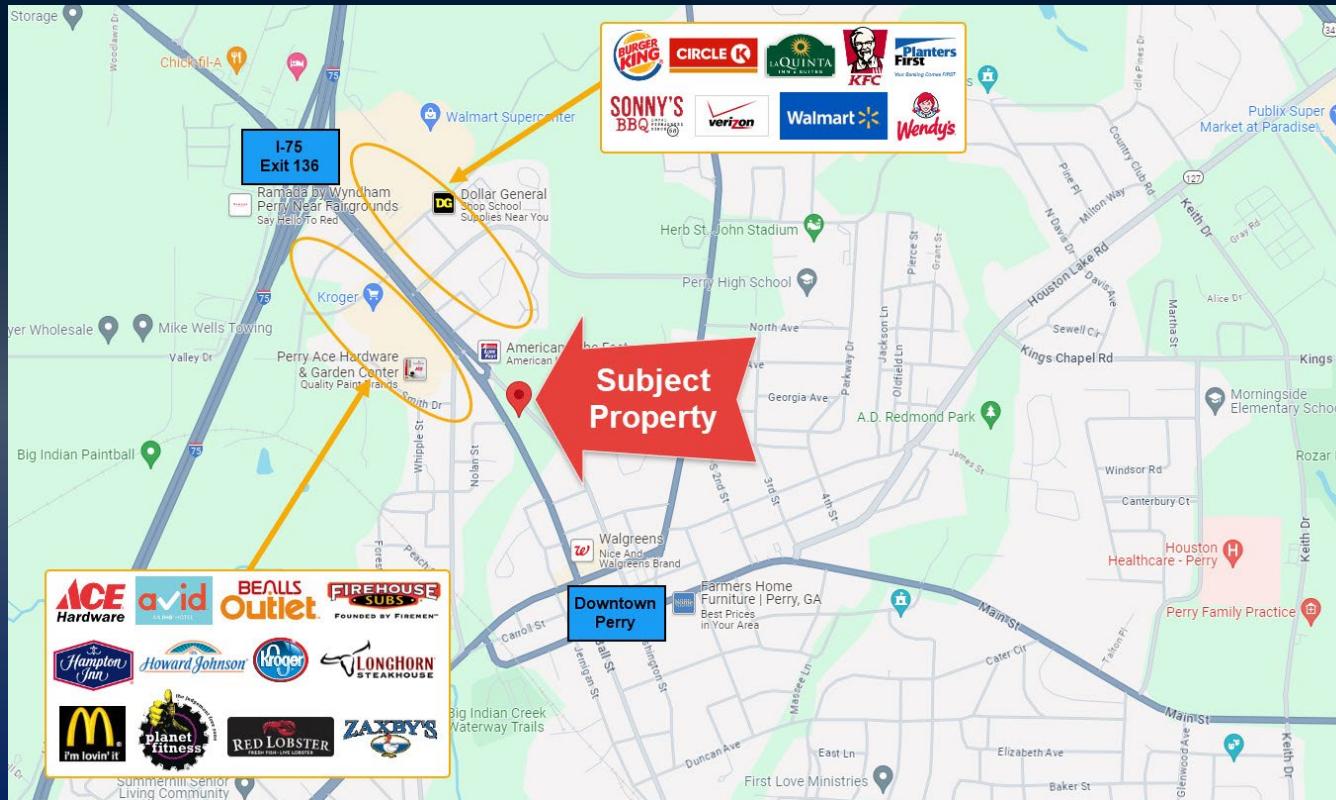
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2024 Population:	4,588	16,581	25,838
2029 Population Estimate:	4,785	17,622	27,623
2024 Households:	1,919	6,569	10,007
2029 Households Estimate:	2,022	7,077	10,833
2024 Average HH Income:	\$62,979	\$85,203	\$94,025
2029 Average HH Income Estimate:	\$79,791	\$104,124	\$113,107



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MAP



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