

# Lakejoy Center

1104 Highway 96, Kathleen, GA



**Available** 1,972 SF  
**Rate** \$12 / SF  
**Type** NNN  
**Term** Negotiable

Prime retail space available at 1196 Hwy 96 in the heart of Kathleen, GA. This location offers excellent visibility and access along a high-traffic corridor, ideal for retail, service, or food businesses. Surrounded by growing residential communities and established commercial neighbors, the site provides strong customer potential. The space is well-suited for a variety of uses and offers flexible lease terms. Don't miss this opportunity to grow your business in a thriving market.

## Features

- Anchored by Shell/Hop-in
- SWQ of Hwy 96 and Lake Joy
- Great visibility from Hwy 96
- Strong demographics and traffic
- Rent = \$2,300/ month
- NNN = \$1,301/ month

## Traffic Counts

- Hwy 96 16,326 VPD
- Lake Joy 10,043 VPD

2025 Regis Online

## Demographics

	1 Mile	3 Mile	5 Mile
Population	3,694	40,866	86,883
Households	1,342	14,956	33,611
Avg Household Income	\$146,237	\$131,728	\$112,915

2025 Regis Online



*Information presented has been gathered from sources deemed reliable, but is not guaranteed by Majors Management, LLC, or its employees, and is subject to*

## Leasing Information

770-338-2620

leasing@majorsmgmt.com



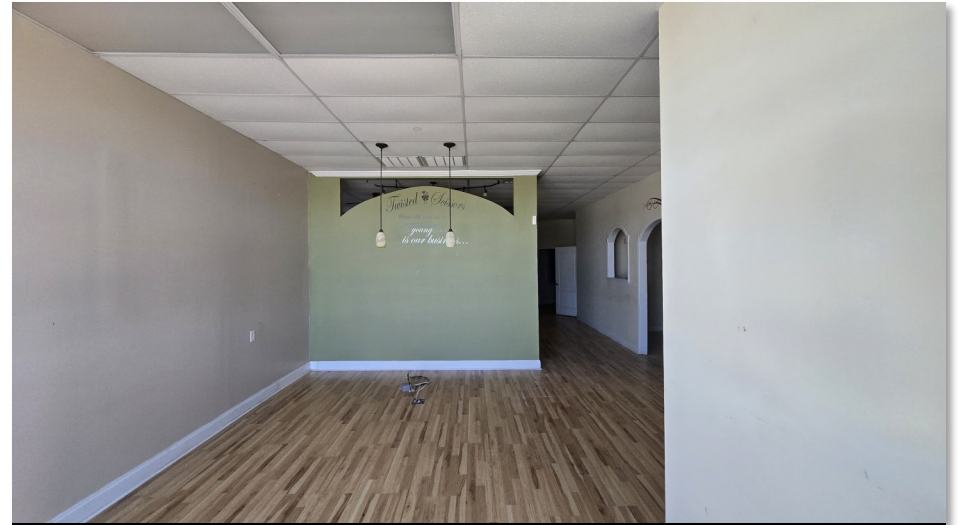
MajorsManagement.com

**Majors Management, LLC**

**1255 Lakes Pkwy, #180  
Lawrenceville, GA 30043**



Interior



Interior



Parking



Exterior

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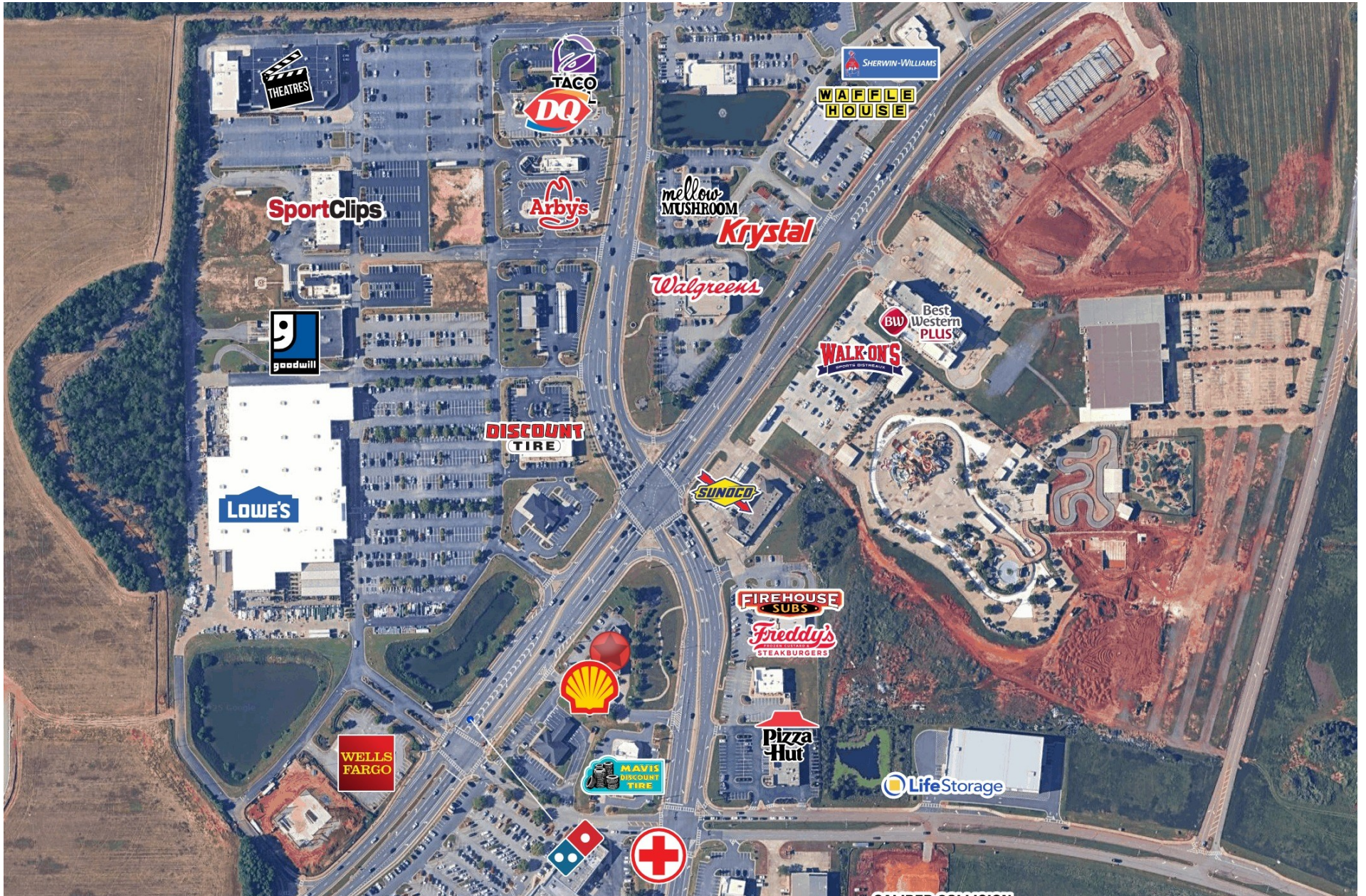
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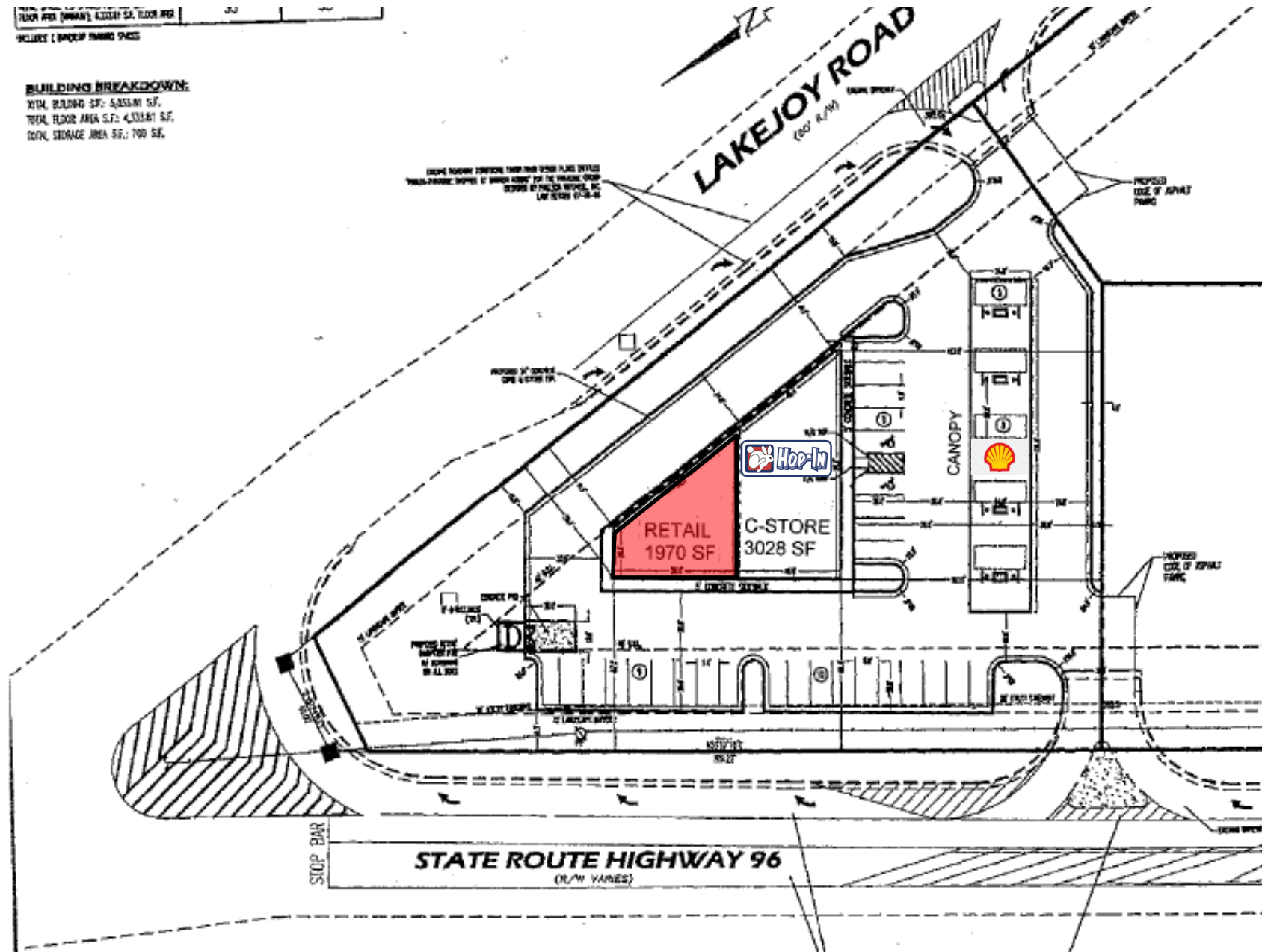
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PLAN AREA (MINIMUM) 4,000 SQ. FEET AREA 3.0  
 VOLUMES 1. BROADWAY PARKING SPACE

**BUILDING BREAKDOWN:**

TOTAL BUILDING S.F.: 6,553.00 S.F.  
 TOTAL FLOOR AREA S.F.: 4,333.81 S.F.  
 TOTAL STORAGE AREA S.F.: 700 S.F.



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<b>1104 SR 96</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Kathleen, GA 31047</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2025 Estimated Population	3,694	40,866	86,883
2030 Projected Population	3,897	43,110	92,757
2020 Census Population	3,845	39,398	81,224
2010 Census Population	2,388	30,639	66,032
Projected Annual Growth 2025 to 2030	1.1%	1.1%	1.4%
Historical Annual Growth 2010 to 2025	3.6%	2.2%	2.1%
2025 Median Age	35.7	35.5	35.9
<b>Households</b>			
2025 Estimated Households	1,342	14,956	33,611
2030 Projected Households	1,452	16,122	36,676
2020 Census Households	1,314	13,934	30,776
2010 Census Households	833	10,804	24,926
Projected Annual Growth 2025 to 2030	1.6%	1.6%	1.8%
Historical Annual Growth 2010 to 2025	4.1%	2.6%	2.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	53.6%	55.8%	56.4%
2025 Estimated Black or African American	29.8%	29.7%	30.6%
2025 Estimated Asian or Pacific Islander	8.2%	6.0%	4.5%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	8.2%	8.3%	8.1%
2025 Estimated Hispanic	7.1%	7.4%	7.3%
<b>Income</b>			
2025 Estimated Average Household Income	\$146,237	\$131,728	\$112,915
2025 Estimated Median Household Income	\$114,417	\$110,493	\$94,855
2025 Estimated Per Capita Income	\$53,223	\$48,236	\$43,726

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