

# DOWNTOWN COMMERCIAL PROPERTY FOR SALE

721 & 723-725 CARROLL STREET  
PERRY, GA 31069  
HOUSTON COUNTY

±7,200 SF  
±0.41 ACRE

SALE PRICE:  
\$825,000

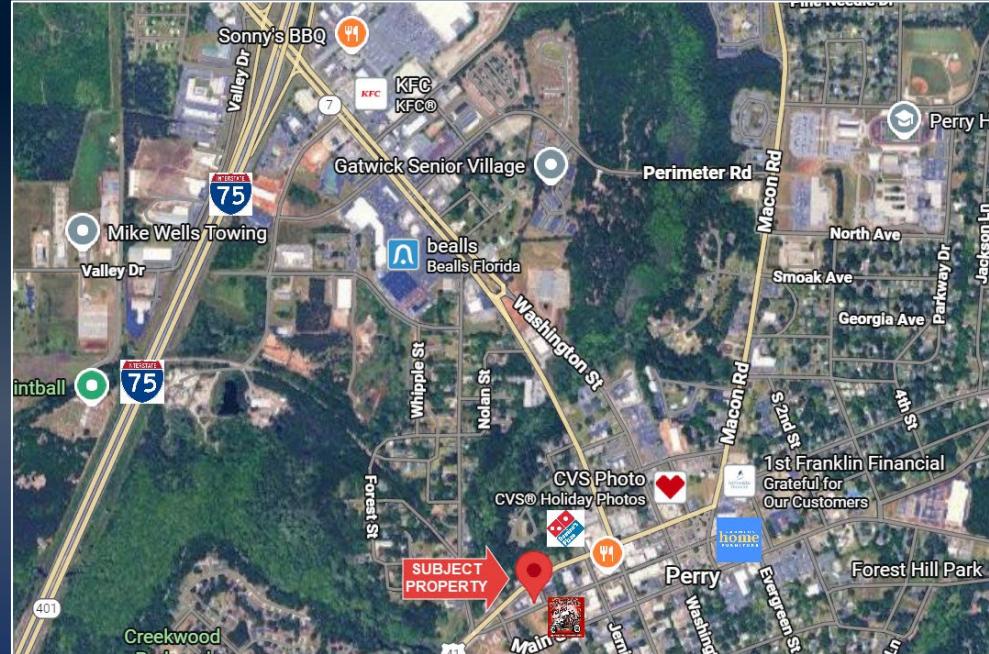


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## PROPERTY INFORMATION

- Three buildings totaling  $\pm 7,200$  SF
  - Bldg 721:  $\pm 2,000$  SF
  - Bldg 723:  $\pm 1,500$  SF office/ $\pm 2,500$  SF warehouse
  - Bldg 725:  $\pm 1,200$  SF – Currently Leased**
- $\pm 0.41$  acre
- Zoned: C-3 (Commercial)
- High visibility location in the heart of downtown Perry, just steps away from restaurants, retail and entertainment including BBQ Monsters To Go, Bodega Brew, Acres & Oak Kitchen, Durden's Prime Meats, Morris Bank, FitCo Health Club, The Perry Players Music Theatre and more.
- Points of Interest -
  - Perry City Hall -  $\pm 0.4$  mile
  - Georgia National Fairgrounds -  $\pm 1.7$  miles
  - I-75 (Exit 135) -  $\pm 1.3$  miles
  - I-75 (Exit 134) -  $\pm 1.2$  miles
- \*Lease options available. Call Agent for details\*



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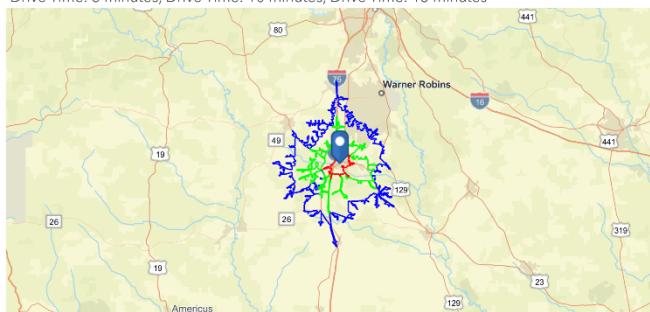


# DEMOGRAPHICS

## Benchmark Demographics

721 Carroll St, Perry, Georgia, 31069

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



| Age Segments            | 5 minute drive | 10 minute drive | 15 minute drive | ZIP Codes 31069 (Perry) | Counties Houston County, Georgia | United States of America |
|-------------------------|----------------|-----------------|-----------------|-------------------------|----------------------------------|--------------------------|
| Population Age 0-4      | 6.39%          | 6.12%           | 5.92%           | 6.07%                   | 6.04%                            | 5.58%<br>5.39%           |
| Population Age 5 to 9   | 6.88%          | 6.75%           | 6.51%           | 6.64%                   | 6.44%                            | 5.94%<br>5.75%           |
| Population Age 10 to 14 | 6.48%          | 6.50%           | 6.98%           | 6.61%                   | 6.79%                            | 6.21%<br>5.98%           |
| Population Age 15 to 19 | 6.86%          | 6.40%           | 6.81%           | 6.51%                   | 6.89%                            | 6.70%<br>6.47%           |
| Population Age 20 to 34 | 19.48%         | 18.72%          | 19.03%          | 18.49%                  | 20.38%                           | 21.22%<br>20.33%         |
| Population Age 35 to 54 | 24.76%         | 26.06%          | 27.13%          | 26.47%                  | 26.01%                           | 25.76%<br>25.20%         |
| Population Age 55 to 74 | 19.55%         | 20.96%          | 21.07%          | 21.04%                  | 21.23%                           | 21.81%<br>22.82%         |
| Population Age 75+      | 9.60%          | 8.49%           | 6.54%           | 8.18%                   | 6.25%                            | 6.81%<br>8.05%           |



CCIM Institute  
Commercial Real Estate  
Global Standard for Professional Achievement

Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICs -  
Saunders Ralston Danzler Realty

| Household Income | 5 minute drive | 10 minute drive | 15 minute drive | Counties Houston County | States Georgia | United States of America |
|------------------|----------------|-----------------|-----------------|-------------------------|----------------|--------------------------|
|------------------|----------------|-----------------|-----------------|-------------------------|----------------|--------------------------|

|                            |       |       |       |       |       |       |
|----------------------------|-------|-------|-------|-------|-------|-------|
| <b>&lt;\$15,000</b>        | 20.6% | 11.9% | 7.9%  | 8.2%  | 9.0%  | 8.3%  |
| <b>\$15,000-\$24,999</b>   | 12.4% | 8.3%  | 4.7%  | 4.8%  | 6.3%  | 5.9%  |
| <b>\$25,000-\$34,999</b>   | 10.7% | 7.6%  | 4.9%  | 6.6%  | 6.5%  | 6.3%  |
| <b>\$35,000-\$49,999</b>   | 9.7%  | 9.3%  | 8.8%  | 10.5% | 10.2% | 9.8%  |
| <b>\$50,000-\$74,999</b>   | 11.6% | 16.7% | 14.2% | 17.0% | 15.9% | 15.6% |
| <b>\$75,000-\$99,999</b>   | 13.5% | 14.8% | 14.1% | 13.7% | 12.7% | 12.5% |
| <b>\$100,000-\$149,999</b> | 10.8% | 15.5% | 23.4% | 22.5% | 18.0% | 17.8% |
| <b>\$150,000-\$199,999</b> | 6.7%  | 11.1% | 13.2% | 10.3% | 9.4%  | 9.8%  |
| <b>\$200,000+</b>          | 3.9%  | 4.8%  | 8.9%  | 6.5%  | 12.0% | 14.0% |

| Key Facts | 5 minute drive | 10 minute drive | 15 minute drive | Counties Houston County | States Georgia | United States of America |
|-----------|----------------|-----------------|-----------------|-------------------------|----------------|--------------------------|
|-----------|----------------|-----------------|-----------------|-------------------------|----------------|--------------------------|

|                   |       |        |        |         |            |             |
|-------------------|-------|--------|--------|---------|------------|-------------|
| <b>Population</b> | 8,354 | 20,260 | 51,041 | 178,106 | 11,269,916 | 339,887,819 |
|-------------------|-------|--------|--------|---------|------------|-------------|

|                    |        |        |        |         |            |             |
|--------------------|--------|--------|--------|---------|------------|-------------|
| Daytime Population | 14,204 | 23,640 | 47,088 | 177,705 | 11,204,031 | 338,218,372 |
|--------------------|--------|--------|--------|---------|------------|-------------|

|                  |       |       |        |        |           |             |
|------------------|-------|-------|--------|--------|-----------|-------------|
| <b>Employees</b> | 2,784 | 8,748 | 23,786 | 81,496 | 5,364,200 | 167,630,539 |
|------------------|-------|-------|--------|--------|-----------|-------------|

|                   |       |       |        |        |           |             |
|-------------------|-------|-------|--------|--------|-----------|-------------|
| <b>Households</b> | 3,310 | 7,908 | 18,849 | 67,885 | 4,271,670 | 132,422,916 |
|-------------------|-------|-------|--------|--------|-----------|-------------|

|                        |      |      |      |      |      |      |
|------------------------|------|------|------|------|------|------|
| <b>Average HH Size</b> | 2.37 | 2.46 | 2.65 | 2.60 | 2.58 | 2.50 |
|------------------------|------|------|------|------|------|------|

|                   |      |      |      |      |      |      |
|-------------------|------|------|------|------|------|------|
| <b>Median Age</b> | 37.8 | 38.8 | 38.3 | 37.5 | 38.3 | 39.6 |
|-------------------|------|------|------|------|------|------|

### Housing Facts

|                          |         |         |         |         |         |         |
|--------------------------|---------|---------|---------|---------|---------|---------|
| <b>Median Home Value</b> | 197,005 | 262,614 | 305,739 | 276,092 | 338,742 | 370,578 |
|--------------------------|---------|---------|---------|---------|---------|---------|

|                  |       |       |       |       |       |       |
|------------------|-------|-------|-------|-------|-------|-------|
| Owner Occupied % | 53.7% | 68.3% | 75.9% | 66.3% | 64.9% | 64.2% |
|------------------|-------|-------|-------|-------|-------|-------|

|                   |       |       |       |       |       |       |
|-------------------|-------|-------|-------|-------|-------|-------|
| Renter Occupied % | 46.3% | 31.7% | 24.1% | 33.8% | 35.1% | 35.8% |
|-------------------|-------|-------|-------|-------|-------|-------|

|                     |       |       |        |        |           |             |
|---------------------|-------|-------|--------|--------|-----------|-------------|
| Total Housing Units | 3,555 | 8,345 | 19,784 | 72,696 | 4,679,416 | 146,800,552 |
|---------------------|-------|-------|--------|--------|-----------|-------------|

### Income Facts

|                         |          |          |          |          |          |          |
|-------------------------|----------|----------|----------|----------|----------|----------|
| <b>Median HH Income</b> | \$45,585 | \$69,433 | \$90,299 | \$79,270 | \$78,207 | \$81,624 |
|-------------------------|----------|----------|----------|----------|----------|----------|

|                   |          |          |          |          |          |          |
|-------------------|----------|----------|----------|----------|----------|----------|
| Per Capita Income | \$27,715 | \$34,141 | \$40,077 | \$36,784 | \$41,403 | \$45,360 |
|-------------------|----------|----------|----------|----------|----------|----------|

|                         |          |           |           |           |           |           |
|-------------------------|----------|-----------|-----------|-----------|-----------|-----------|
| <b>Median Net Worth</b> | \$43,694 | \$169,089 | \$283,829 | \$196,526 | \$199,699 | \$228,144 |
|-------------------------|----------|-----------|-----------|-----------|-----------|-----------|

**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).



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