

FORMER VA CLINIC FOR LEASE

2370 HOUSTON LAKE ROAD, KATHLEEN, GA 31047



LEASE RATE:
\$20/SF NNN

[2370 Houston Lake Road Kathleen GA 31047 Georgia - DocuSketch](#)

VIRTUAL TOUR ABOVE



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4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

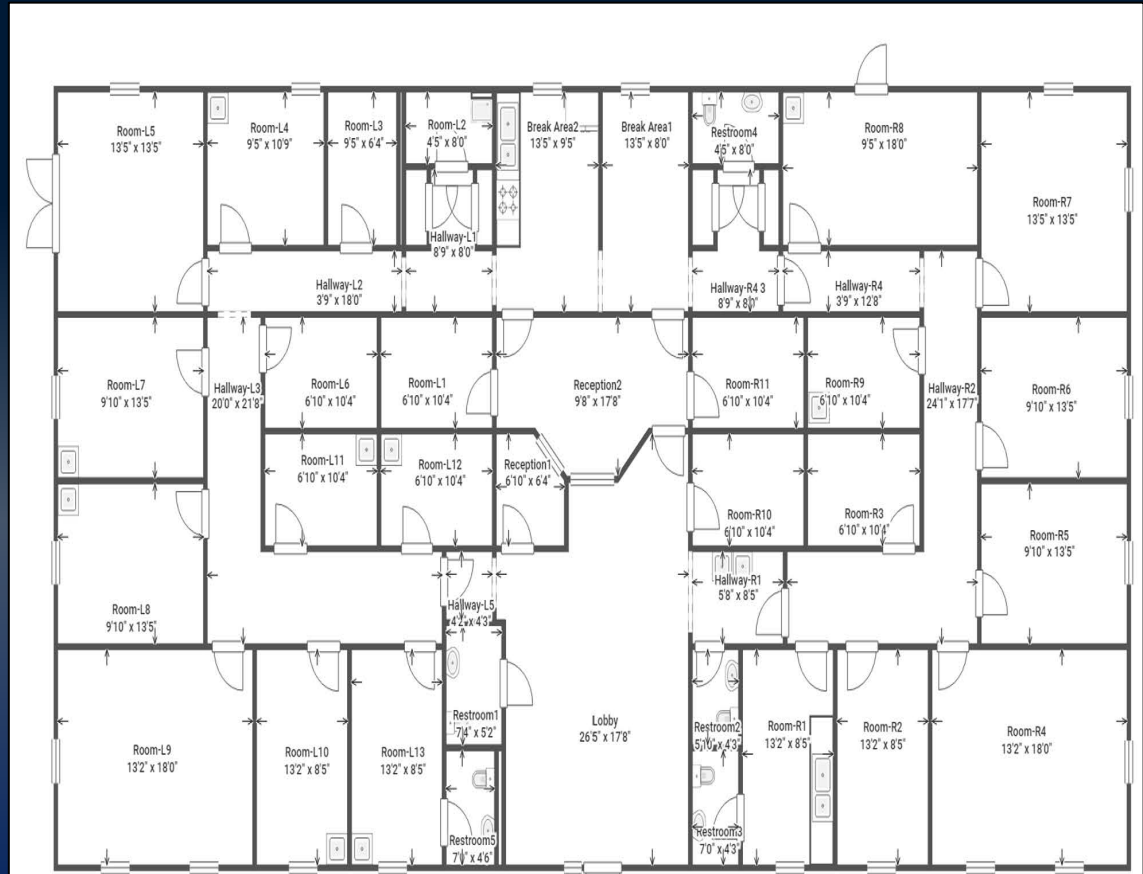
O: 478.750.7507

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PROPERTY INFORMATION

- Medical office located on .5 acres on Houston Lake Road just north of Houston Lake Country Club
- Zoned C-2
- Approximately 5,000 SF on single level
- Large Lobby/Waiting Room
- Two reception areas
- Two Break rooms
- 25 Office/Exam rooms
- 5 restrooms



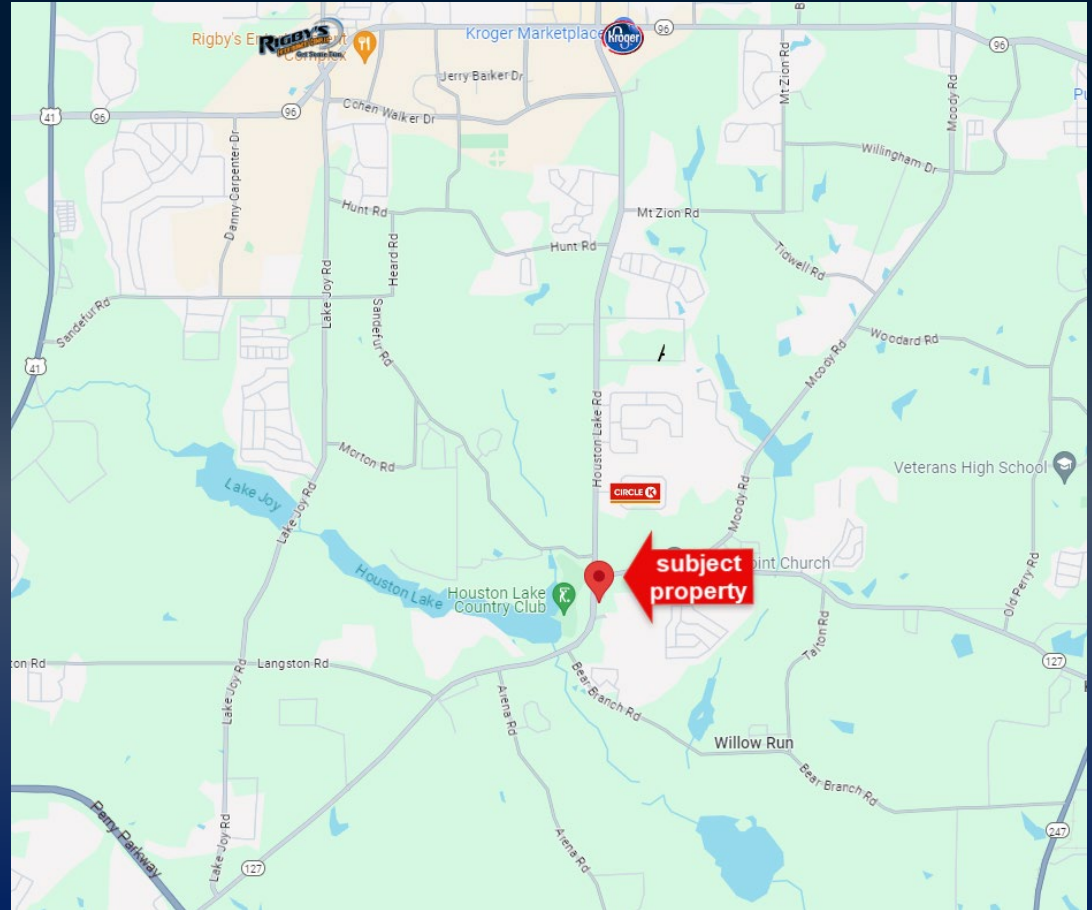
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TRAFFIC COUNTS & DEMOGRAPHICS

TRAFFIC COUNTS (GDOT 2022 PUBLISHED DATA ESTIMATE):
 HOUSTON LAKE ROAD – 17,900 VPD
 PERRY PARKWAY – 12,400 VPD
 HIGHWAY 96 – 15,000 VPD

	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
2023 Population:	4,276	19,486	62,673
2028 Population Estimate:	4,728	21,096	66,661
2023 Households:	1,524	6,751	22,721
2028 Households Estimate:	1,696	7,372	24,394
2023 Average HH Income:	\$115,729	\$113,861	\$112,483
2028 Average HH Income Estimate:	\$132,520	\$128,803	\$127,904



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