

PRE-LEASING – RETAIL/OFFICE SPACE

1824 HOUSTON LAKE ROAD, BLDG B, PERRY, GA 31069



±1,250 - ±5,181 SF | LEASE RATE: \$32/SF, NNN



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4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

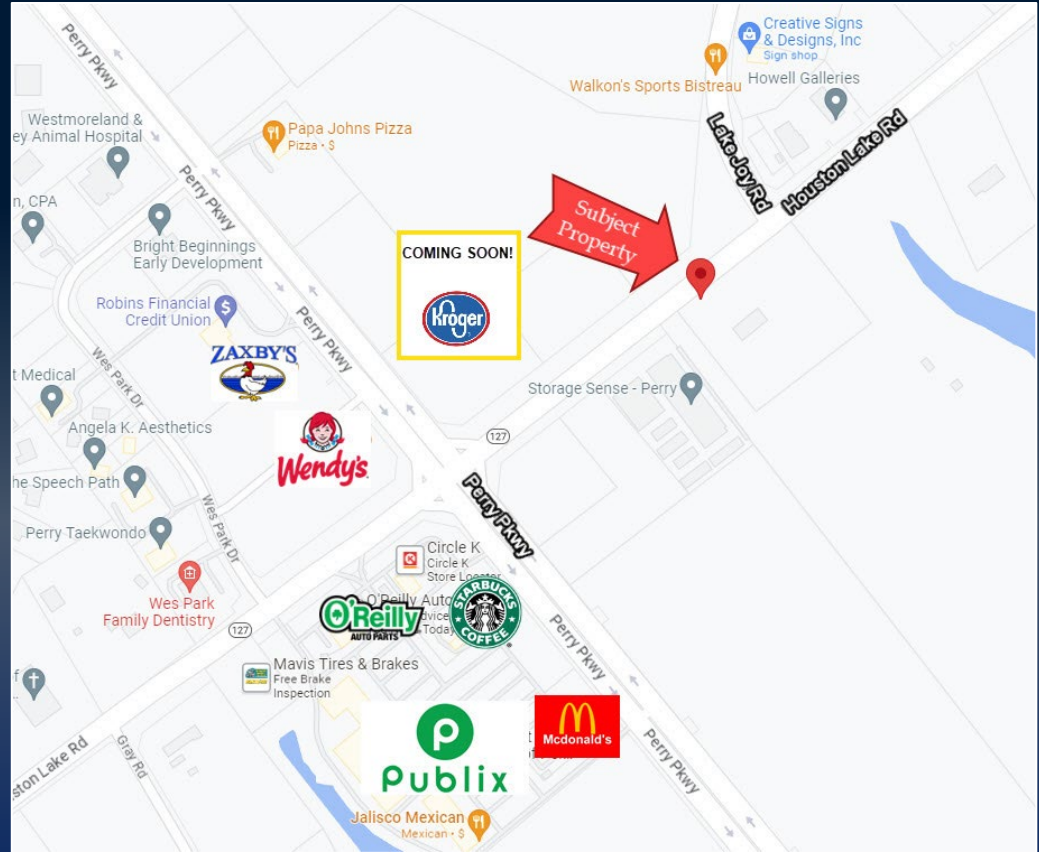
O: 478.750.7507

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PROPERTY INFORMATION

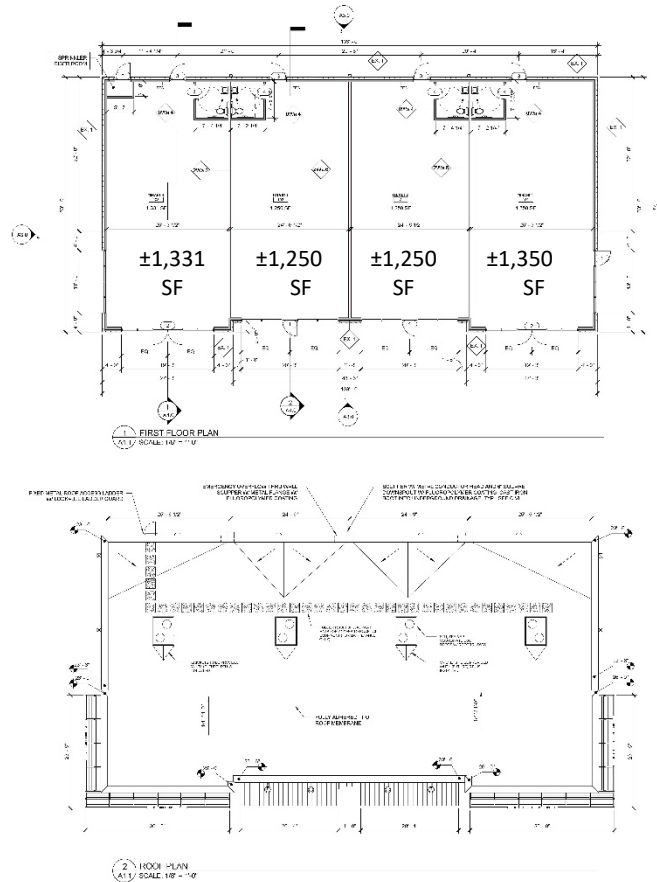
- **Building B:**
±5,181 SF total building size
±1,250 SF minimum spaces
- Four spaces available (adjacent suites may be combined)
- Zoned: PUD (Planned Development)
- Available Summer 2026
- Located at the signalized intersection of Houston Lake Road & Lake Joy Road
- Positioned at the entrance of The Encore, a new ±280-unit live-and-play community conveniently located near Publix and the Paradise Shoppes of Perry
- Traffic Counts (GDOT 2024 Estimates):
Houston Lake Road – 13,400 VPD
Perry Parkway – 12,500 VPD



1824 HOUSTON LAKE ROAD, BLDG B
PERRY, GA 31069
HOUSTON COUNTY



FLOOR PLAN



PLAN NOTES:

1. REFER TO ALL FOUNDATION AND UTILITY DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS.

SYMBOL LEGEND:

WALL	WALL LOCATION	WALL TYPE	WALL THICKNESS
DOOR	DOOR TYPE	DOOR SCHEDULE	DOOR SWING
WINDOW	WINDOW TYPE	WINDOW SCHEDULE	WINDOW SWING
GLASS CURTAIN WALL	GLASS CURTAIN WALL TYPE	GLASS CURTAIN WALL SCHEDULE	GLASS CURTAIN WALL SWING
GLASS PARTITION	GLASS PARTITION TYPE	GLASS PARTITION SCHEDULE	GLASS PARTITION SWING
GLASS DOOR	GLASS DOOR TYPE	GLASS DOOR SCHEDULE	GLASS DOOR SWING
GLASS WINDOW	GLASS WINDOW TYPE	GLASS WINDOW SCHEDULE	GLASS WINDOW SWING
GLASS PARTITION	GLASS PARTITION TYPE	GLASS PARTITION SCHEDULE	GLASS PARTITION SWING
GLASS DOOR	GLASS DOOR TYPE	GLASS DOOR SCHEDULE	GLASS DOOR SWING
GLASS WINDOW	GLASS WINDOW TYPE	GLASS WINDOW SCHEDULE	GLASS WINDOW SWING

WALL TYPE DESIGNATION KEY:

WALL TYPE DESIGNATION: W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12, W13, W14, W15, W16, W17, W18, W19, W20, W21, W22, W23, W24, W25, W26, W27, W28, W29, W30, W31, W32, W33, W34, W35, W36, W37, W38, W39, W40, W41, W42, W43, W44, W45, W46, W47, W48, W49, W50, W51, W52, W53, W54, W55, W56, W57, W58, W59, W60, W61, W62, W63, W64, W65, W66, W67, W68, W69, W70, W71, W72, W73, W74, W75, W76, W77, W78, W79, W80, W81, W82, W83, W84, W85, W86, W87, W88, W89, W90, W91, W92, W93, W94, W95, W96, W97, W98, W99, W100.

WALL SCHEDULE NOTES:

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WALL SCHEDULE:

WALL TYPE	WALL NUMBER	WALL TYPE	WALL THICKNESS	WALL SCHEDULE
W1	W1	W1	12"	CONCRETE
W2	W2	W2	12"	CONCRETE
W3	W3	W3	12"	CONCRETE
W4	W4	W4	12"	CONCRETE
W5	W5	W5	12"	CONCRETE
W6	W6	W6	12"	CONCRETE
W7	W7	W7	12"	CONCRETE
W8	W8	W8	12"	CONCRETE
W9	W9	W9	12"	CONCRETE
W10	W10	W10	12"	CONCRETE
W11	W11	W11	12"	CONCRETE
W12	W12	W12	12"	CONCRETE
W13	W13	W13	12"	CONCRETE
W14	W14	W14	12"	CONCRETE
W15	W15	W15	12"	CONCRETE
W16	W16	W16	12"	CONCRETE
W17	W17	W17	12"	CONCRETE
W18	W18	W18	12"	CONCRETE
W19	W19	W19	12"	CONCRETE
W20	W20	W20	12"	CONCRETE
W21	W21	W21	12"	CONCRETE
W22	W22	W22	12"	CONCRETE
W23	W23	W23	12"	CONCRETE
W24	W24	W24	12"	CONCRETE
W25	W25	W25	12"	CONCRETE
W26	W26	W26	12"	CONCRETE
W27	W27	W27	12"	CONCRETE
W28	W28	W28	12"	CONCRETE
W29	W29	W29	12"	CONCRETE
W30	W30	W30	12"	CONCRETE
W31	W31	W31	12"	CONCRETE
W32	W32	W32	12"	CONCRETE
W33	W33	W33	12"	CONCRETE
W34	W34	W34	12"	CONCRETE
W35	W35	W35	12"	CONCRETE
W36	W36	W36	12"	CONCRETE
W37	W37	W37	12"	CONCRETE
W38	W38	W38	12"	CONCRETE
W39	W39	W39	12"	CONCRETE
W40	W40	W40	12"	CONCRETE
W41	W41	W41	12"	CONCRETE
W42	W42	W42	12"	CONCRETE
W43	W43	W43	12"	CONCRETE
W44	W44	W44	12"	CONCRETE
W45	W45	W45	12"	CONCRETE
W46	W46	W46	12"	CONCRETE
W47	W47	W47	12"	CONCRETE
W48	W48	W48	12"	CONCRETE
W49	W49	W49	12"	CONCRETE
W50	W50	W50	12"	CONCRETE
W51	W51	W51	12"	CONCRETE
W52	W52	W52	12"	CONCRETE
W53	W53	W53	12"	CONCRETE
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W56	W56	W56	12"	CONCRETE
W57	W57	W57	12"	CONCRETE
W58	W58	W58	12"	CONCRETE
W59	W59	W59	12"	CONCRETE
W60	W60	W60	12"	CONCRETE
W61	W61	W61	12"	CONCRETE
W62	W62	W62	12"	CONCRETE
W63	W63	W63	12"	CONCRETE
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W67	W67	W67	12"	CONCRETE
W68	W68	W68	12"	CONCRETE
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W85	W85	W85	12"	CONCRETE
W86	W86	W86	12"	CONCRETE
W87	W87	W87	12"	CONCRETE
W88	W88	W88	12"	CONCRETE
W89	W89	W89	12"	CONCRETE
W90	W90	W90	12"	CONCRETE
W91	W91	W91	12"	CONCRETE
W92	W92	W92	12"	CONCRETE
W93	W93	W93	12"	CONCRETE
W94	W94	W94	12"	CONCRETE
W95	W95	W95	12"	CONCRETE
W96	W96	W96	12"	CONCRETE
W97	W97	W97	12"	CONCRETE
W98	W98	W98	12"	CONCRETE
W99	W99	W99	12"	CONCRETE
W100	W100	W100	12"	CONCRETE

ROOF PLAN NOTES:

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ISSUED FOR CONSTRUCTION

TSW
LANDSCAPE ARCHITECTURE

PROJECT: ENCORE COMMERCIAL BUILDING B
1545 SHERIDAN AVENUE, SUITE 100
DENVEN, CO 80202
DATE: 08/15/2023
DRAWING NO: 23-0001-001

ENCORE COMMERCIAL BUILDING B
1545 SHERIDAN AVENUE, SUITE 100
DENVEN, CO 80202

CONSULTANT

REVISIONS

PROJECT INFO

CLIENT INFO

DRAWING INFO

SHEET TITLE
11TH LEVEL FLOOR PLAN

SHEET NUMBER
A1.1

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RENDERING



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