

RETAIL SPACE FOR LEASE

678 LAKE JOY ROAD, SUITES 200-300, KATHLEEN, GA 31047

Subject
Property

LEASE RATE: \$30/SF, NNN | ±3,000 SF



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PROPERTY INFORMATION

- ±3,000 SF retail space
- Situated on ±1.05 acres
- Ample parking spaces
- Formerly Brown's Eye Center
- Neighboring tenants include Firehouse Subs and Freddy's Frozen Custard & Steakburgers
- Convenient to Lowe's, Rigby's, and Houston Lake Cinemas, along with many other retailers and restaurants
- Strong demographics and residential growth in the surrounding Houston County area
- High visibility location at the signalized intersection of Lake Joy Road and Highway 96 with strong daily traffic counts



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DEMOGRAPHICS & TRAFFIC COUNTS

Traffic Counts (GDOT 2024 estimates)
Lake Joy Road - 17,300 VPD
GA Highway 96 - 18,800 VPD

678 Lake Joy Road - Kathleen, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	3,781	42,685	89,124
2030 ESTIMATED POPULATION	3,924	44,844	94,182
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,443	15,428	34,031
2030 HOUSEHOLD ESTIMATES	1,501	16,286	36,089
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$132,723	\$121,059	\$104,566
2030 HH INCOME ESTIMATE	\$147,430	\$132,202	\$114,227

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



121,059



42,685



15,428



2.2%



22,035

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AERIAL MAP



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