

NEW KROGER MARKETPLACE

PERRY, GA 31069

Space available
For Lease



Jordan Dyche

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1815 HOUSTON LAKE RD

PERRY, GA 31069

Address:	1815 Houston Lake Road, Perry, Georgia 31069
Delivery Date:	Q2 2028
Total Building Area:	118,337 Sqft
Available shop space:	10,800 Sqft
Lease Rate:	Call For Pricing

PROPERTY OVERVIEW

Located at the corner of Perry Parkway and Houston Lake Road in Perry, Georgia—home of the Georgia National Fair. This new Kroger-anchored shopping center sits on the growing northeast side of the city at the intersection of Perry Pkwy (13,500 AADT) & Houston lake Road (16,200 AADT).

The area is experiencing rapid residential and retail expansion, with over 3,300 new single-family and multifamily homes planned nearby. In addition to the residential growth, Jack Link's is constructing a new manufacturing facility slated to open in 2025, bringing approximately 500 new jobs to the community.

The shopping center will feature a 10,800 SF in-line retail strip alongside five outparcels, offering excellent visibility and a convenient footprint for retailers seeking a strong presence in this fast-growing market.

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SALE HIGHLIGHTS

- Perry Pkwy (13,500 AADT)
- Houston Lake Rd (16,200 AADT)
- 3,300+ new homes planned nearby
- 10,800 SF inline shops

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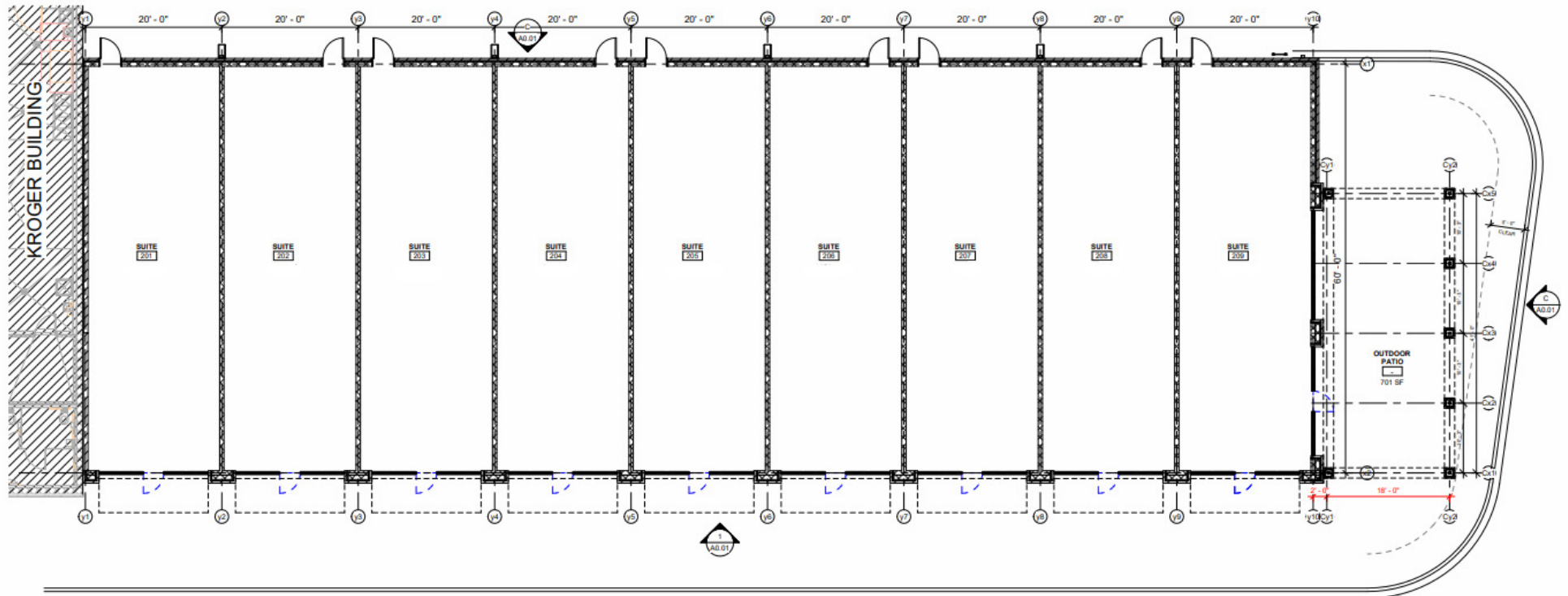
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In-line Shops



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Residential Development



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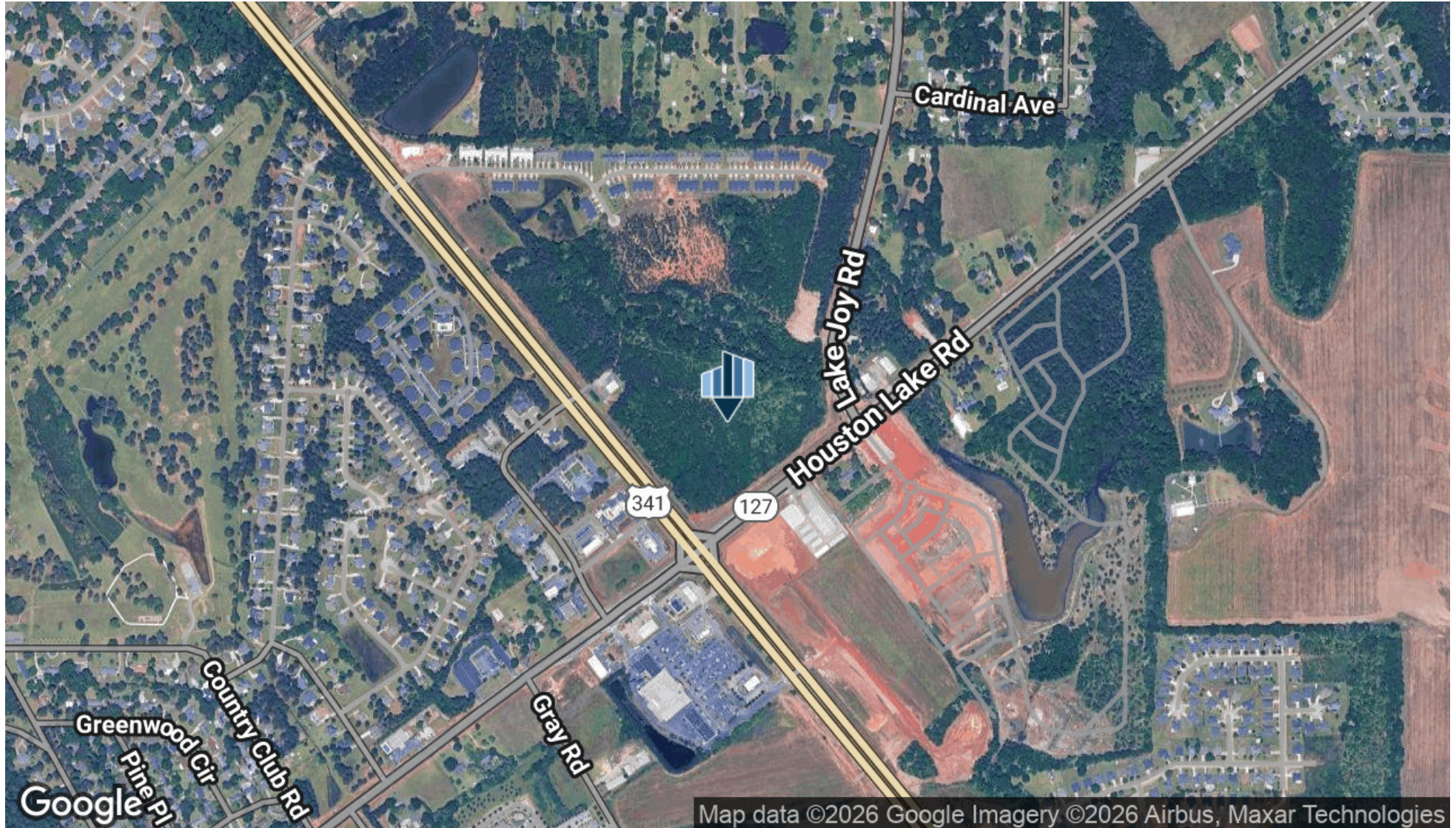
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Aerial Map



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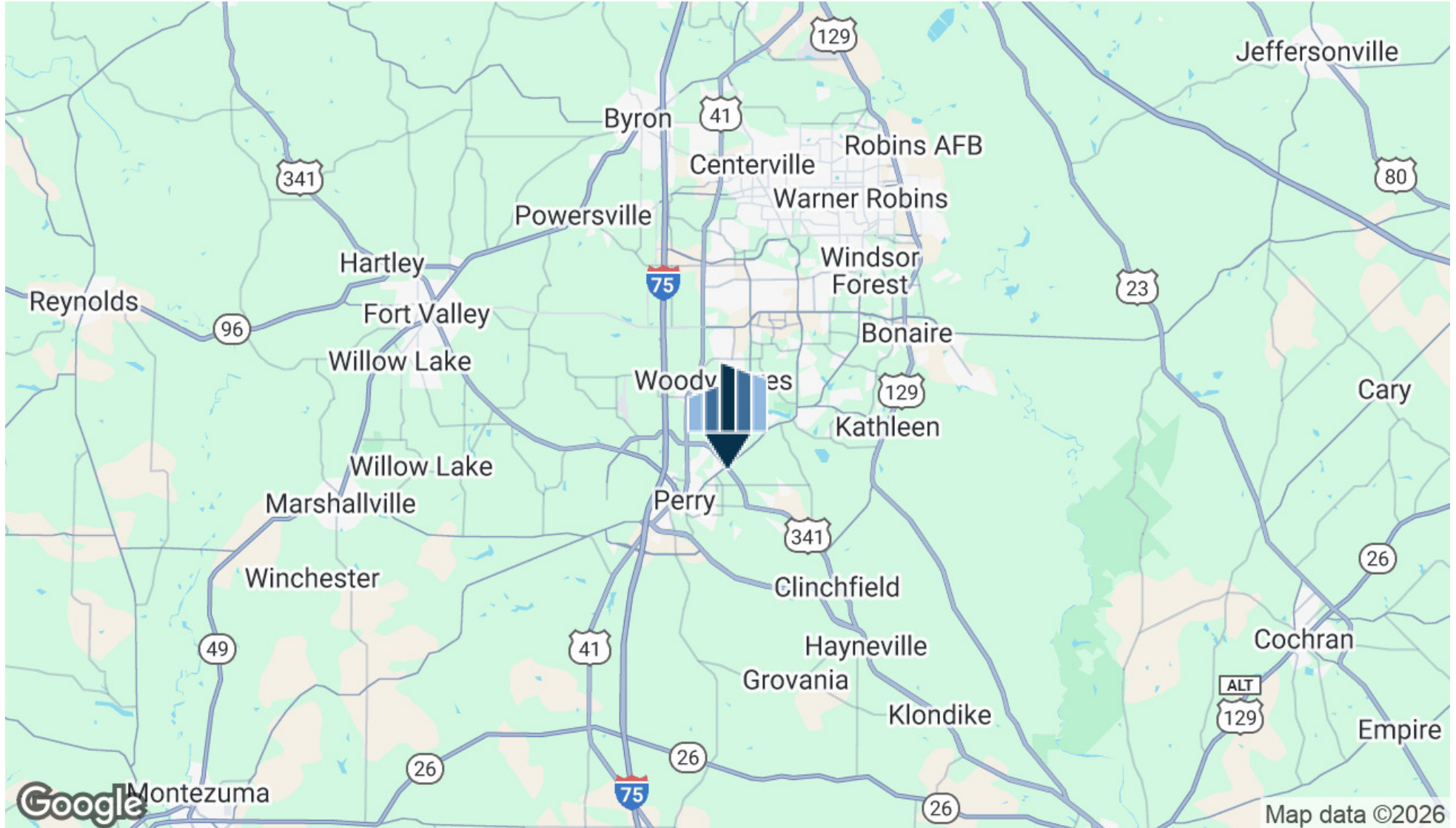
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Regional Map



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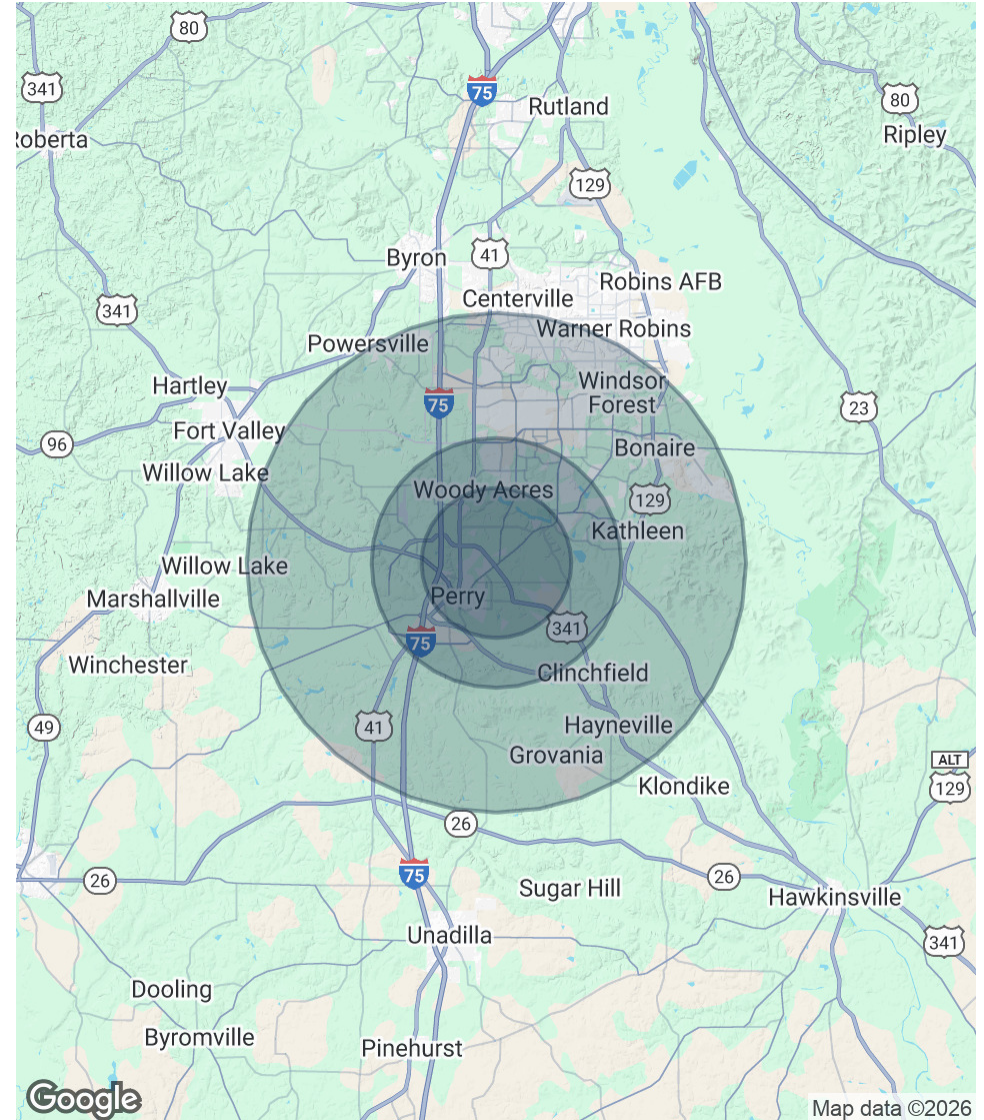
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	20,087	39,357	126,793
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,640	14,424	47,713
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$91,310	\$108,326	\$112,530
Average House Value	\$248,528	\$278,093	\$294,483

Demographics data derived from AlphaMap

Demographics



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