



**BASE LEASE RATE: \$12.00/PSF, NNN**

### LOCATION OVERVIEW

- Located in front of Walmart
- Convenient to Interstate 75

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	3,448	16,192	26,653
Daytime Population	4,342	18,878	24,933
2024 Average Household Income	\$72,622	\$83,381	\$96,851

### PROPERTY OVERVIEW

#### Two Available Suites

- 1,320± SF Storefront Retail—End Cap
- 3,080± SF Storefront Retail Space
- Formerly Game Stop
- 12,746± AVG VPD (2023 GDOT)
- Good parking & visibility
- Pylon signage and on façade of building
- Asphalt paved parking lot
- Zoned C2

**HAL HARPER**  
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**COLDWELL BANKER  
 COMMERCIAL**  
 EBERHARDT & BARRY



# LEASE

## PERRY CROSSROADS 1007 ST PATRICK'S DRIVE, PERRY, HOUSTON COUNTY, GA 31069

