

FOR LEASE

NEW RETAIL DEVELOPMENT - 1.4 ACRES
PERRY PKWY - HOUSTON COUNTY GA

\$34 PSF BASE
(CAM - TBD)



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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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SALE

PERRY PKWY / HOUSTON LAKE RD
PERRY GA

OFFERING SUMMARY

Lot Size: 1.4 acres of New Retail Development

Available: Min. suite size 1,450 SF

Lease Rate: \$34 PSF - (CAM is TBD)

Traffic Count: ~16,000 VPD - Perry Pkwy
~ 30,000 VPD - Houston Lake Rd

Zoning: C2

Utilities: All public utilities service the site and seller
will provide access points on each side.

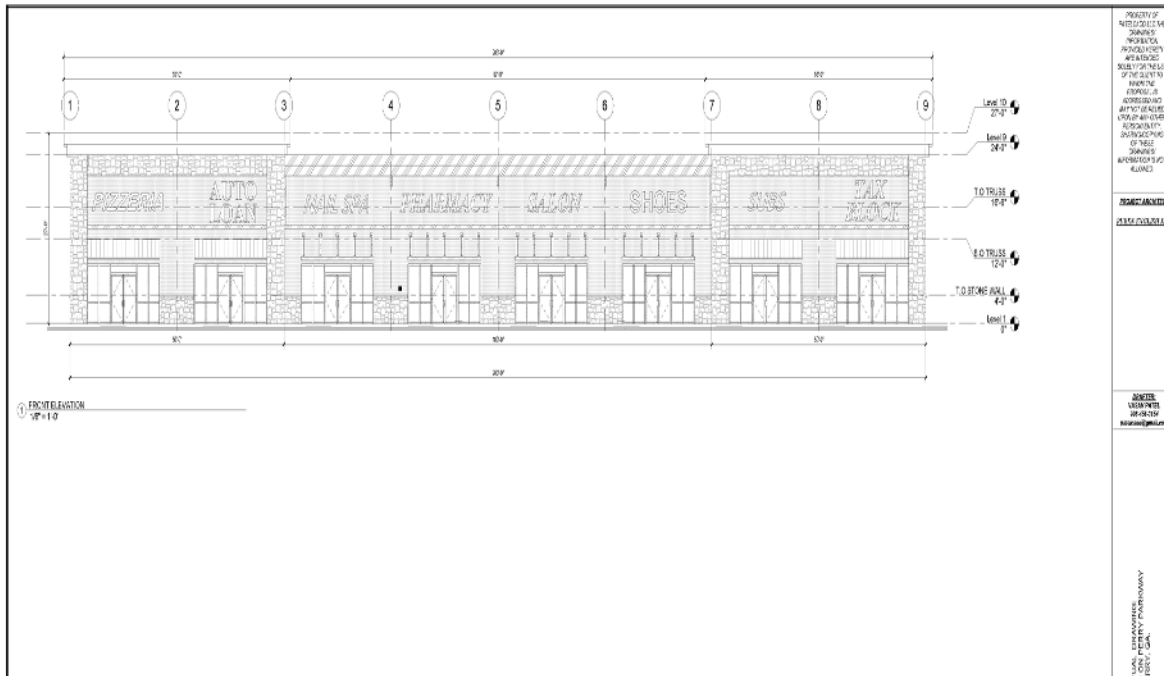
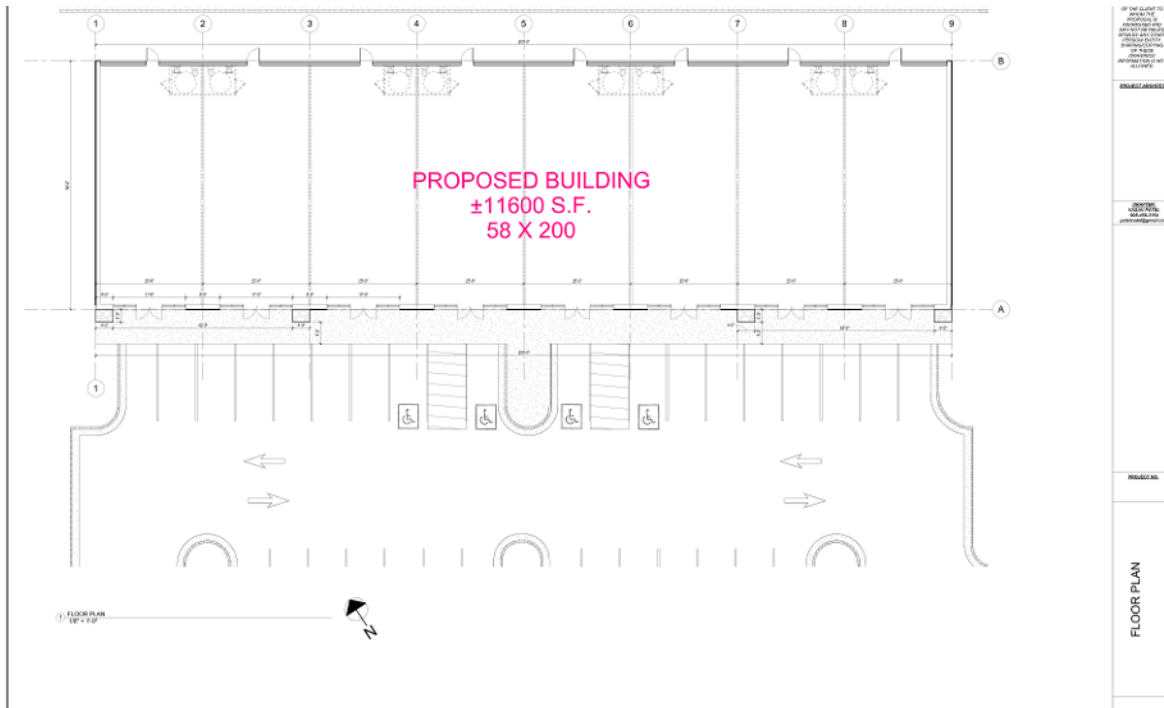
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PERRY, GA

OFFERING SUMMARY

PROPERTY OVERVIEW:

- 1.4 acres

- Directly across from The Shops at Perry Crossing - Over 1.5M Visits Annually

-Excellent Full Access and Cross Access to Houston Lake Road

- Approximately 16,000 vehicles per day and growing

Tyson Foods, FedEx, Tractor Supply, QuikTrip, Yancey Brothers, YKK, and Amazon.

- 35,581 residents within 10 min drive time and growing at 17% over next 5 years

-New residential development directly behind property

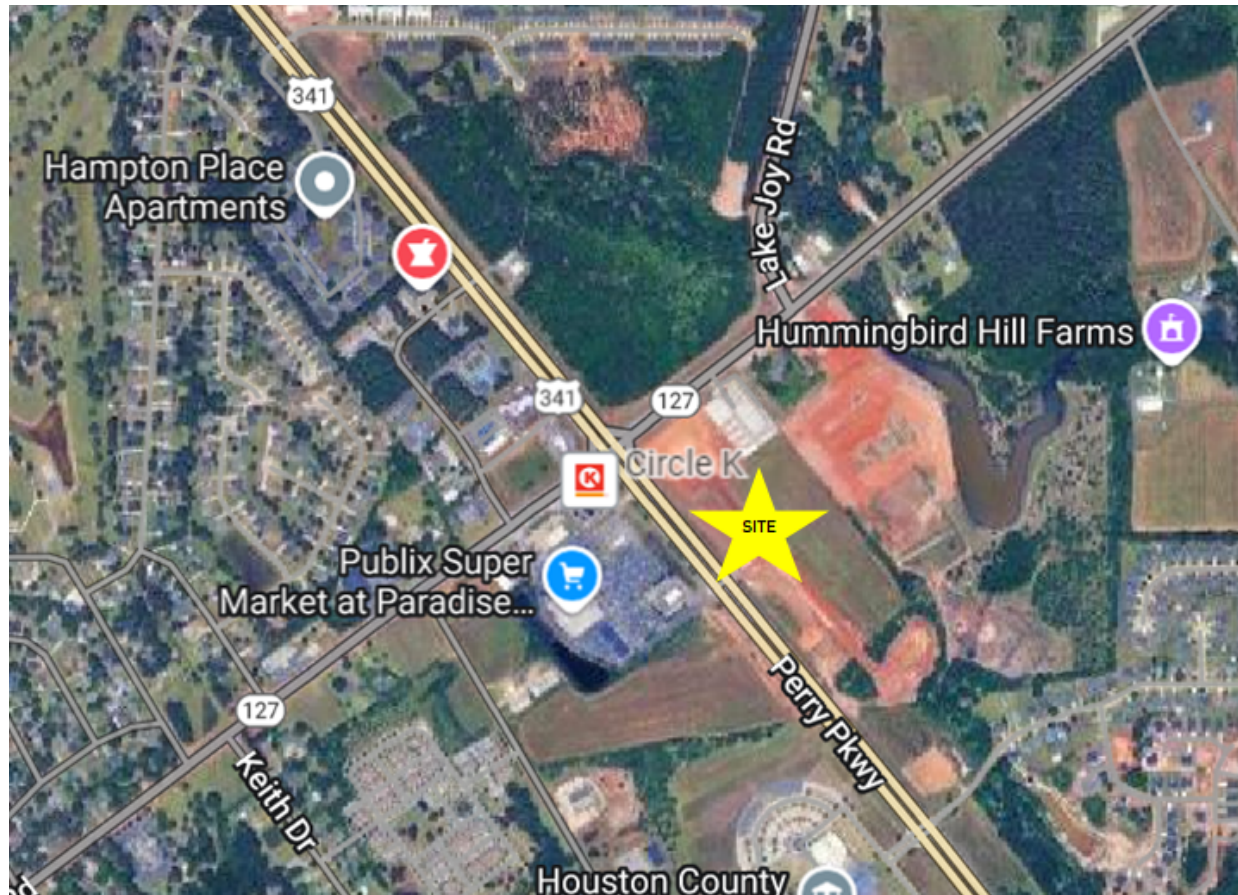
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PERRY, GA

5 MILE RADIUS

KEY FACTS

37,868

Population



Average
Household Size

37.7

Median Age

\$84,032

Median Household
Income

EDUCATION

5%

No High
School
Diploma



25%

High School
Graduate



34%

Some College



36%

Bachelor's/Grad/Prof
Degree

BUSINESS



816

Total Businesses



15,687

Total Employees

EMPLOYMENT



66%

White Collar



21%

Blue Collar



13%

Services

3.9%

Unemployment
Rate

INCOME



\$84,032

Median Household
Income



\$39,865

Per Capita Income



\$280,774

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (19.7%)

The smallest group: <\$15,000 (6.6%)

Indicator ▲	Value	Diff	
<\$15,000	6.6%	+0.5%	
\$15,000 - \$24,999	6.9%	+0.7%	
\$25,000 - \$34,999	7.6%	-1.8%	
\$35,000 - \$49,999	8.2%	-2.2%	
\$50,000 - \$74,999	14.1%	-1.4%	
\$75,000 - \$99,999	15.4%	+1.2%	
\$100,000 - \$149,999	19.7%	-0.4%	
\$150,000 - \$199,999	12.0%	+2.4%	

Bars show deviation from

Houston County ▾