

# DOWNTOWN COMMERCIAL PROPERTY FOR LEASE

721 CARROLL STREET  
PERRY, GA 31069  
HOUSTON COUNTY

±2,000 SF

LEASE RATE:  
\$12/SF

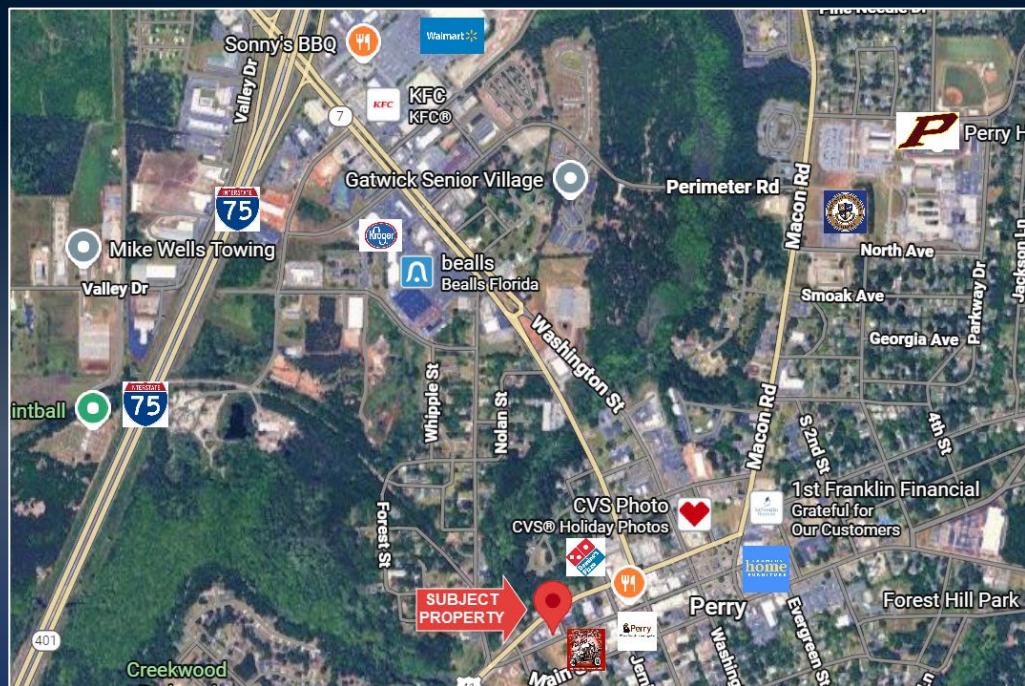


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## PROPERTY INFORMATION

- ±2,000 SF
- Zoned: C-3 (Commercial)
- High visibility location in the heart of downtown Perry, just steps away from restaurants, retail and entertainment including BBQ Monsters To Go, Bodega Brew, Acres & Oak Kitchen, Durden's Prime Meats, Morris Bank, FitCo Health Club, The Perry Players Music Theatre and more.
- Points of Interest -
  - Perry City Hall - ±0.4 mile
  - Georgia National Fairgrounds - ±1.7 miles
  - I-75 (Exit 135) - ±1.3 miles
  - I-75 (Exit 134) - ±1.2 miles
- Adjacent building also for lease. Call Agent for details.



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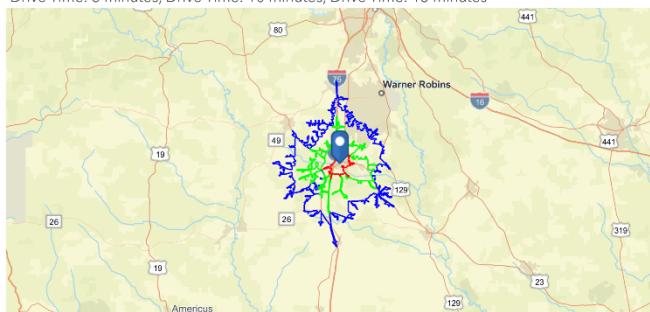


# DEMOGRAPHICS

## Benchmark Demographics

721 Carroll St, Perry, Georgia, 31069

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Codes 31069 (Perry)	Counties Houston County, Georgia	United States of America
Population Age 0-4	6.39%	6.12%	5.92%	6.07%	6.04%	5.58% 5.39%
Population Age 5 to 9	6.88%	6.75%	6.51%	6.64%	6.44%	5.94% 5.75%
Population Age 10 to 14	6.48%	6.50%	6.98%	6.61%	6.79%	6.21% 5.98%
Population Age 15 to 19	6.86%	6.40%	6.81%	6.51%	6.89%	6.70% 6.47%
Population Age 20 to 34	19.48%	18.72%	19.03%	18.49%	20.38%	21.22% 20.33%
Population Age 35 to 54	24.76%	26.06%	27.13%	26.47%	26.01%	25.76% 25.20%
Population Age 55 to 74	19.55%	20.96%	21.07%	21.04%	21.23%	21.81% 22.82%
Population Age 75+	9.60%	8.49%	6.54%	8.18%	6.25%	6.81% 8.05%



CCIM Institute  
Commercial Real Estate  
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Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICs -  
Saunders Ralston Danzler Realty

Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Houston County	States Georgia	United States of America
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<b>&lt;\$15,000</b>	20.6%	11.9%	7.9%	8.2%	9.0%	8.3%
<b>\$15,000-\$24,999</b>	12.4%	8.3%	4.7%	4.8%	6.3%	5.9%
<b>\$25,000-\$34,999</b>	10.7%	7.6%	4.9%	6.6%	6.5%	6.3%
<b>\$35,000-\$49,999</b>	9.7%	9.3%	8.8%	10.5%	10.2%	9.8%
<b>\$50,000-\$74,999</b>	11.6%	16.7%	14.2%	17.0%	15.9%	15.6%
<b>\$75,000-\$99,999</b>	13.5%	14.8%	14.1%	13.7%	12.7%	12.5%
<b>\$100,000-\$149,999</b>	10.8%	15.5%	23.4%	22.5%	18.0%	17.8%
<b>\$150,000-\$199,999</b>	6.7%	11.1%	13.2%	10.3%	9.4%	9.8%
<b>\$200,000+</b>	3.9%	4.8%	8.9%	6.5%	12.0%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Counties Houston County	States Georgia	United States of America
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<b>Population</b>	8,354	20,260	51,041	178,106	11,269,916	339,887,819
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Daytime Population	14,204	23,640	47,088	177,705	11,204,031	338,218,372
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<b>Employees</b>	2,784	8,748	23,786	81,496	5,364,200	167,630,539
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<b>Households</b>	3,310	7,908	18,849	67,885	4,271,670	132,422,916
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<b>Average HH Size</b>	2.37	2.46	2.65	2.60	2.58	2.50
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<b>Median Age</b>	37.8	38.8	38.3	37.5	38.3	39.6
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### Housing Facts

<b>Median Home Value</b>	197,005	262,614	305,739	276,092	338,742	370,578
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Owner Occupied %	53.7%	68.3%	75.9%	66.3%	64.9%	64.2%
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Renter Occupied %	46.3%	31.7%	24.1%	33.8%	35.1%	35.8%
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Total Housing Units	3,555	8,345	19,784	72,696	4,679,416	146,800,552
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### Income Facts

<b>Median HH Income</b>	\$45,585	\$69,433	\$90,299	\$79,270	\$78,207	\$81,624
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Per Capita Income	\$27,715	\$34,141	\$40,077	\$36,784	\$41,403	\$45,360
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<b>Median Net Worth</b>	\$43,694	\$169,089	\$283,829	\$196,526	\$199,699	\$228,144
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**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).



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