

SUBLEASE

B MONROE STATION

660 LAKE JOY ROAD

KATHLEEN, HOUSTON COUNTY, GEORGIA 31047



BASE SUBLEASE RATE:

\$26.00/PSF

(CAM, T & I: \$4.62/PSF)

TOTAL MONTHLY RENT:

\$3,623.37

LOCATION OVERVIEW

- Located at busy signalized intersection near affluent subdivisions, schools, professional offices and entertainment
- Traffic Count: 18,600 VPD (2023 GDOT)
- Adjacent to Paradise Shoppes anchored by Publix
- Zoned C4

PROPERTY OVERVIEW

- Suite B: 1,420± SF Storefront Retail
 - Large showroom with sales counter
 - Storage room
 - Restroom
- Formerly Heart of Gypsy
- Façade & monument signage
- Plenty of parking
- Tenant List:
 - B Monroe Salon
 - Benchmark Physical Therapy
 - Queen Nail & Spa
 - Family Dental Associates

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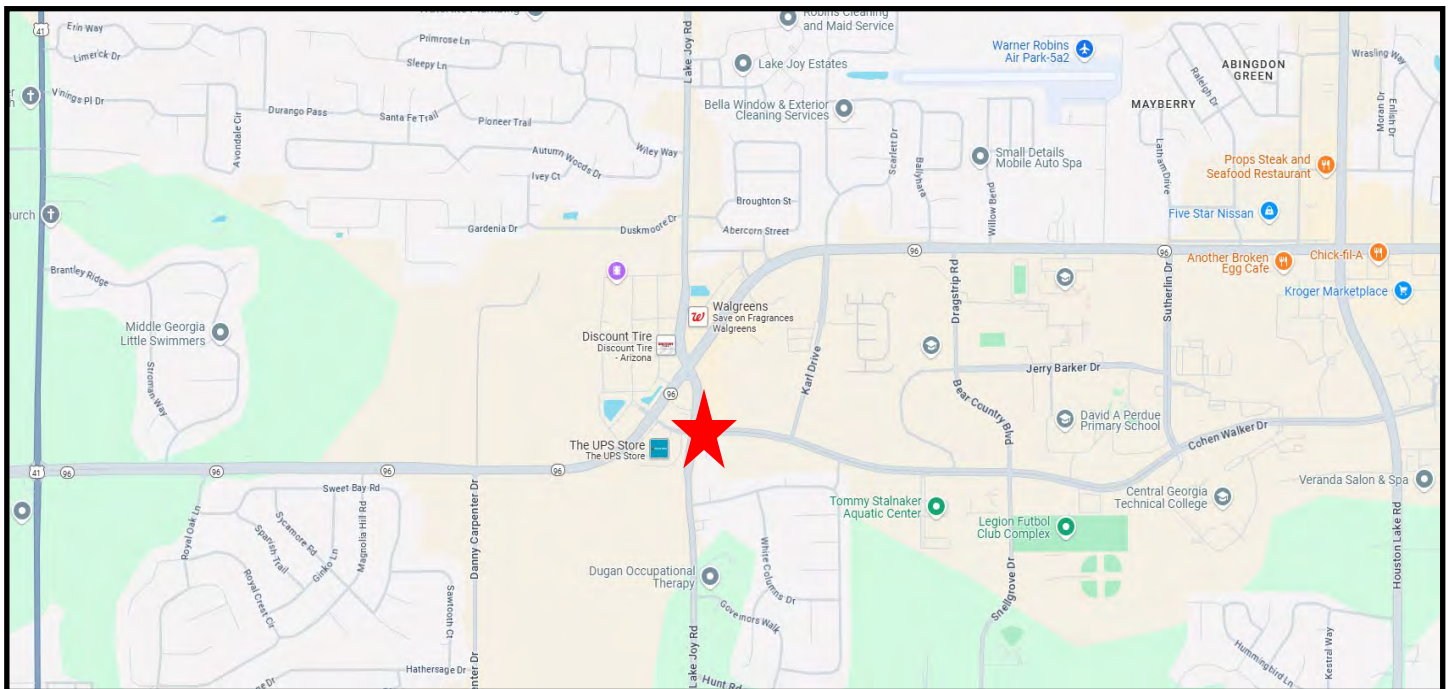
Revised 1/17/25

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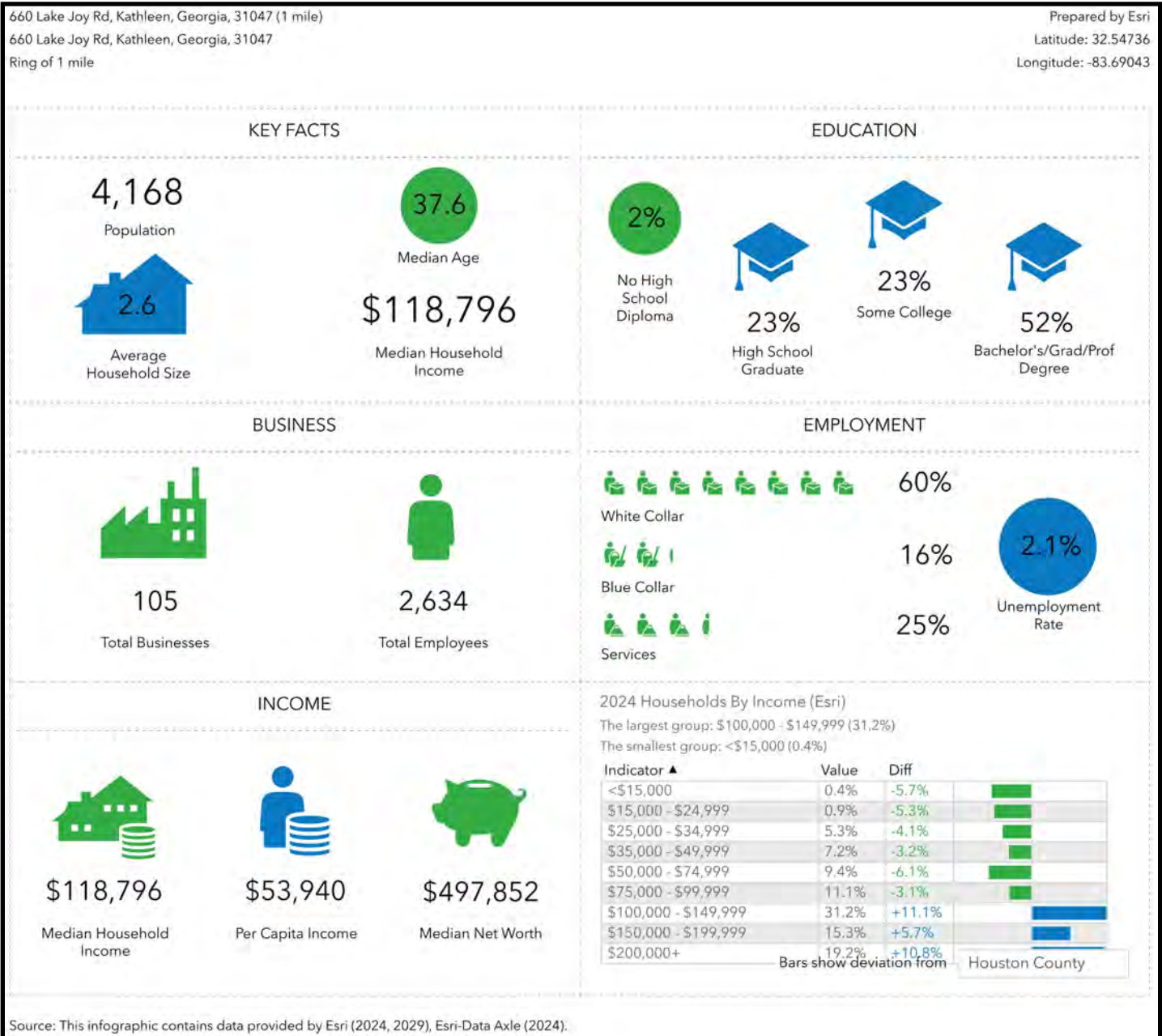


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DEMOGRAPHICS - ONE MILE



DEMOGRAPHICS - THREE MILE

660 Lake Joy Rd, Kathleen, Georgia, 31047 (3 miles)
 660 Lake Joy Rd, Kathleen, Georgia, 31047
 Ring of 3 miles

Prepared by Esri
 Latitude: 32.54736
 Longitude: -83.69043

KEY FACTS

41,617

Population



2.8

Average Household Size

36.7

Median Age

\$106,422

Median Household Income

EDUCATION

3%

No High School Diploma



20%

High School Graduate



29%

Some College



47%

Bachelor's/Grad/Prof Degree

BUSINESS



543

Total Businesses



8,055

Total Employees

EMPLOYMENT



White Collar

66%



Blue Collar

17%



Services

17%



Unemployment Rate

INCOME



\$106,422

Median Household Income



\$48,168

Per Capita Income



\$379,641

Median Net Worth

2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (29.3%)

The smallest group: <\$15,000 (1.6%)

Indicator ▲	Value	Diff	
<\$15,000	1.6%	-4.5%	<div style="width: 1.6%;"></div>
\$15,000 - \$24,999	2.7%	-3.5%	<div style="width: 2.7%;"></div>
\$25,000 - \$34,999	5.2%	-4.2%	<div style="width: 5.2%;"></div>
\$35,000 - \$49,999	8.5%	-1.9%	<div style="width: 8.5%;"></div>
\$50,000 - \$74,999	10.8%	-4.7%	<div style="width: 10.8%;"></div>
\$75,000 - \$99,999	15.2%	+1.0%	<div style="width: 15.2%;"></div>
\$100,000 - \$149,999	29.3%	+9.2%	<div style="width: 29.3%;"></div>
\$150,000 - \$199,999	11.5%	+1.9%	<div style="width: 11.5%;"></div>
\$200,000+	15.2%	+6.8%	<div style="width: 15.2%;"></div>

Bars show deviation from Houston County

Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024).

DEMOGRAPHICS - FIVE MILE

