

1009 & 1013 Northside Drive
Perry, Georgia 31069
Houston County

\$300,000
COMMERCIAL DEVELOPMENT SITE



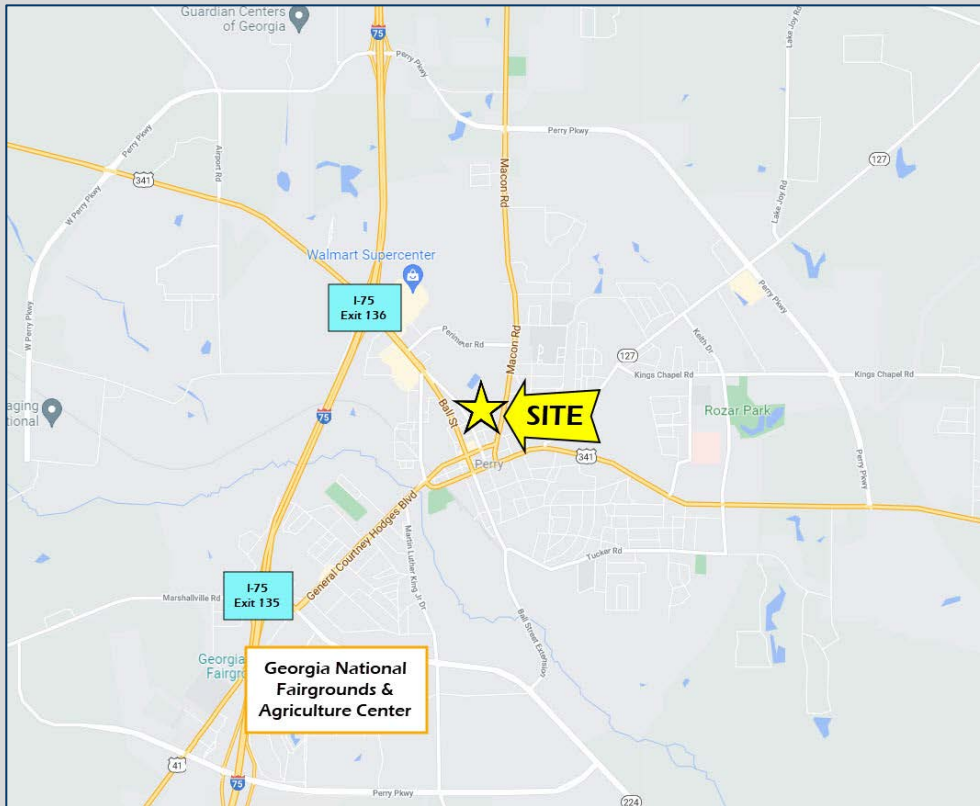
- Two (2) lots totaling 1.39 acres
 - 1009 Northside Dr – 0.76 acre
 - 1013 Northside Dr – 0.63 acre
- Must be sold together
- Level topography
- Water and sewer available to site
- Zoned C-3 (Commercial)
- Excellent location behind SunMark Community Bank in the adorable downtown Perry district
- Approximately 1 mile east of Interstate 75 (Exit 136) and 2.1 miles north of the Georgia National Fairgrounds & Agriculture Center



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

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Traffic Counts: (GDOT 2020 Published Data estimate)

Sam Nunn Boulevard – 10,600 vpd
 General Courtney Hodges Boulevard – 12,600 vpd
 I-75, between exits 136 & 135 – 57,000 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2021 Population:	4,012	15,959	22,767
2026 Population Estimate:	4,252	17,162	24,638
2021 Households:	1,785	6,335	8,863
2026 Households Estimate:	1,895	6,831	9,621
2021 Average HH Income:	\$59,296	\$67,801	\$75,557
2026 Average HH Income Estimate:	\$67,875	\$76,814	\$85,562



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