

# SHOPPING CENTER LEASE SPACES

719 HIGHWAY 96, BONAIRE, GA 31005, HOUSTON COUNTY



APPROXIMATELY 1,500 – 3,000 SF INTERIOR SUITES: \$32/SF, NNN

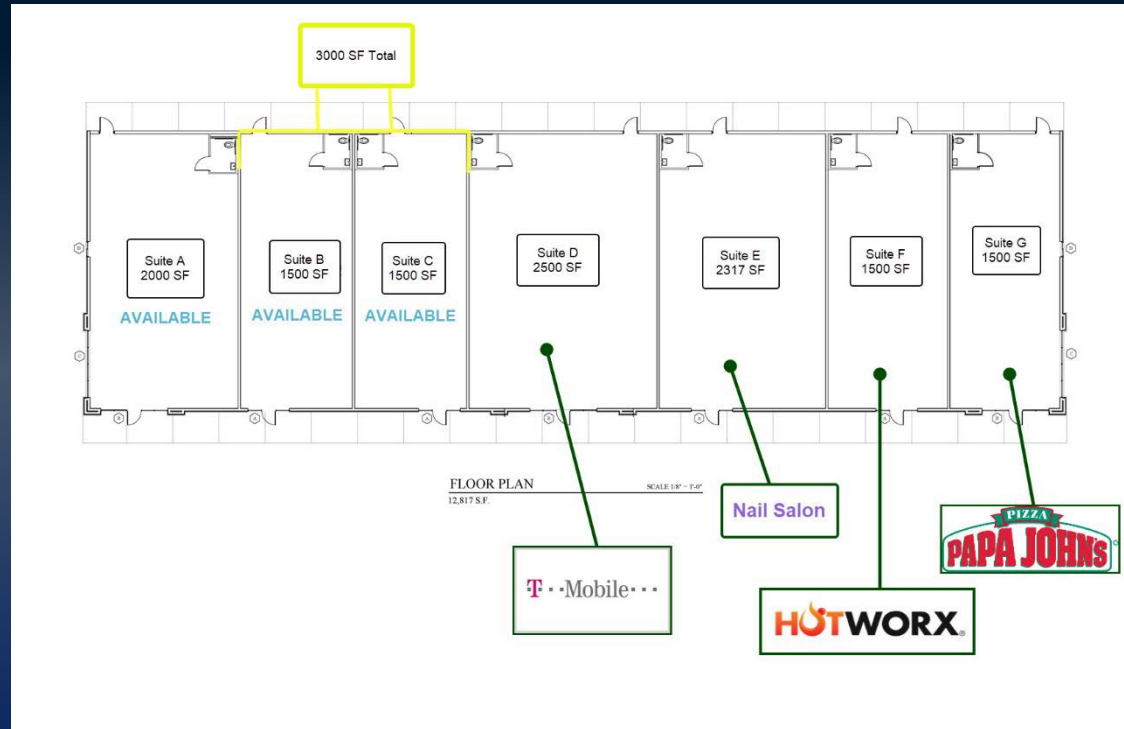


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## PROPERTY INFORMATION

- Approximately 1,500 to 3,000 SF available (subject to change)
- Multi-tenant center with retail and restaurant space
- Co-tenants to include Papa John's, T-Mobile, a nail salon & HotWorx
- Large lot with ample parking
- Excellent high traffic location near the Kroger shopping center at the intersection of Highway 96 and Houston Lake Road
- Suite A – End cap space with drive thru & grease trap



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## SURVEY/ DEMOGRAPHICS

Traffic Counts: (GDOT 2022 Published Data estimate)

Hwy 96 – 13,500 vpd

Houston Lake Road – 28,500 vpd

### Demographics

|                                  | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------------------|-----------|-----------|-----------|
| 2023 Population:                 | 45,524    | 45,524    | 103,366   |
| 2028 Population Estimate:        | 47,489    | 47,489    | 08,236    |
| 2023 Households:                 | 17,125    | 17,125    | 39,142    |
| 2028 Households Estimate:        | 18,067    | 18,067    | 41,385    |
| 2023 Average HH Income:          | \$112,289 | \$112,289 | \$105,613 |
| 2028 Average HH Income Estimate: | \$127,289 | \$127,289 | \$120,579 |



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