

RETAIL END CAP LEASE SPACE

670 LAKE JOY ROAD
SUITE 400
KATHLEEN, GA 31047
HOUSTON COUNTY

LEASE RATE
\$22/SF, NNN



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PROPERTY INFORMATION

- 2,800 SF
- Highly desirable space at the intersection of Cohen Walker and Lake Joy Road.
- Located at the east entrance to Publix Shopping Center on Highway 96.
- Convenient to the New Freedom High School Football Stadium, Rigby's Water Park, Publix, Lowe's, Central Georgia Technical College and I-75 (Exit 142)
- Drive-thru capability & outside patio included with space
- Other tenants include Pizza Hut, Greek Flavor, My Dinner Tonite and Tropical Nails



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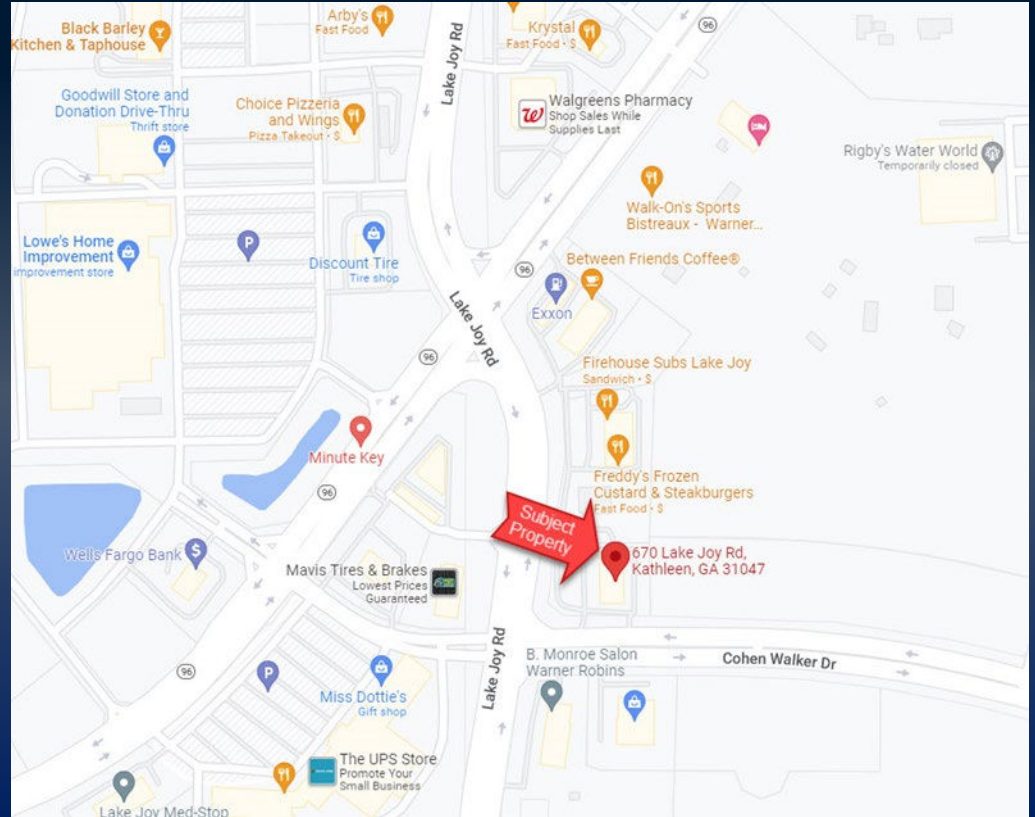
DEMOGRAPHICS

Traffic Counts (GDOT 2021 Published Data Estimate):

- Lake Joy Road- 15,300 vpd
- Highway 96 - 16,700 vpd

Demographics

	1 Mile	3 Miles	5 Miles
2022 Population:	3,963	42,008	84,193
2027 Population Estimate:	4,489	44,387	88,447
2022 Households:	1,504	15,046	32,015
2027 Households Estimate:	1,708	15,947	33,675
2022 Average HH Income:	\$125,136	\$114,750	\$101,260
2027 Average HH Income Estimate:	\$145,376	\$133,980	\$118,750



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