

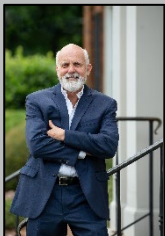
# HIGHWAY 96 RETAIL SPACE

1,400 – 4,060 SF

770 HIGHWAY 96  
BONAIRE, GA 31005  
HOUSTON COUNTY

**LEASE RATE: \$22/SF**

(PLUS \$3/SF FOR CAM, TAXES & INSURANCE)



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## PROPERTY INFORMATION

- 1,400- 4,060 SF
- Large retail space inside The Shoppes at Houston Lake, located at the corner of Houston Lake Road & Highway 96
- Adjacent tenants include Kroger, Smoothie King, Johnny's Pizza, GNC & others
- Area businesses include Chick-fil-A, Margaritas, McAlister's, Fazoli's, Tropical Smoothie, Marble Slab & more



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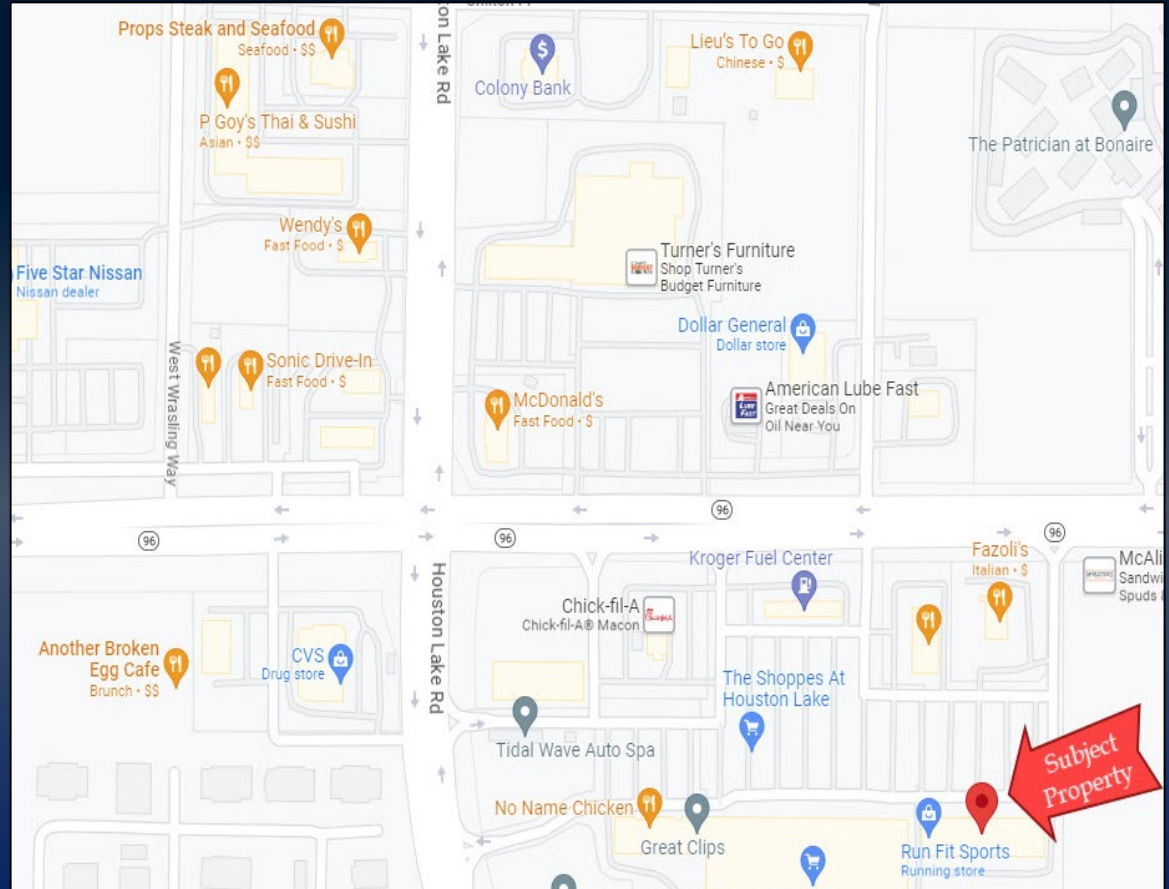
# DEMOGRAPHICS

**Traffic Counts:** (GDOT 2022 Published Data estimate)

Houston Lake Road– 27,300 vpd  
 Highway 96– 14,600 vpd

## Demographics

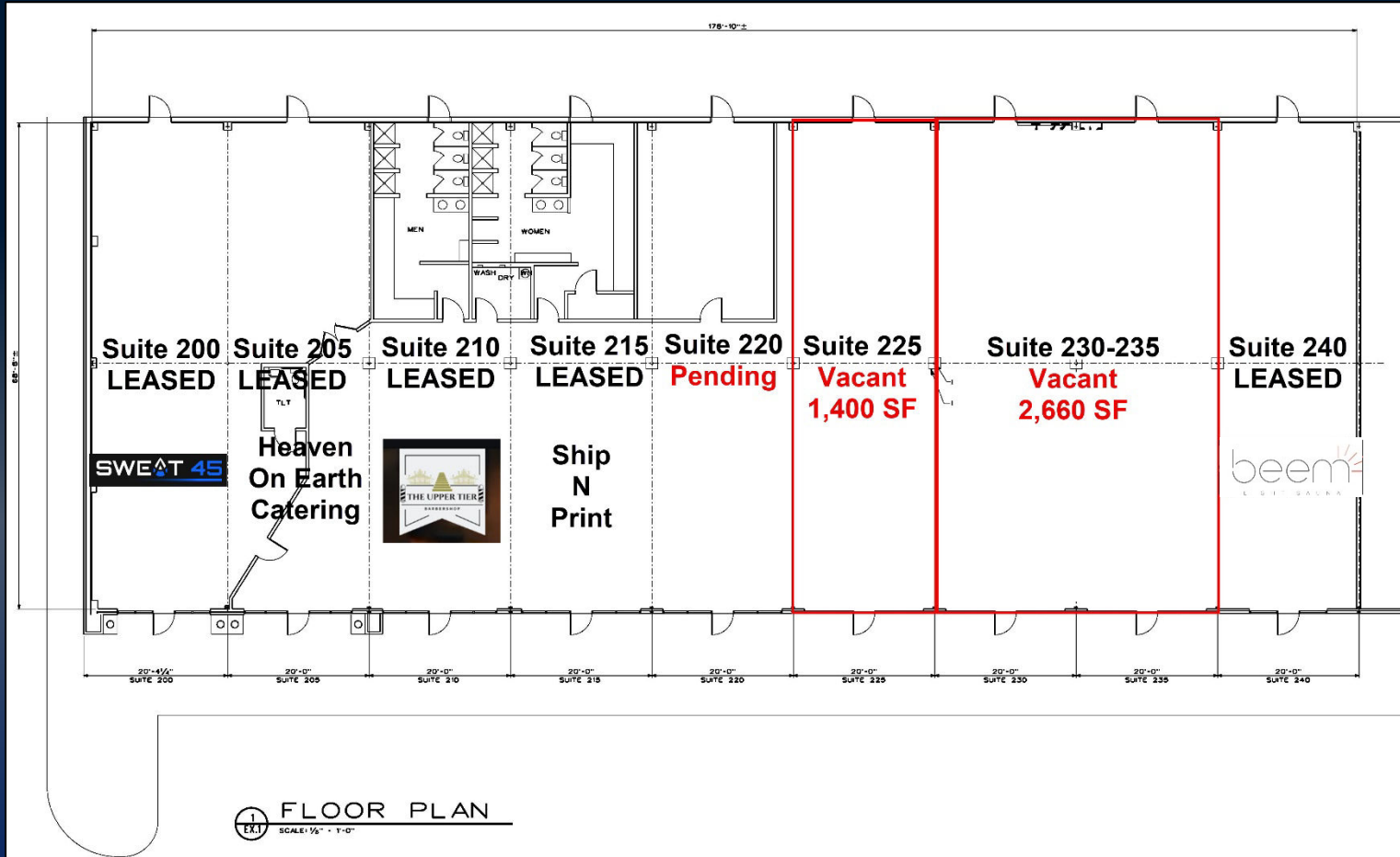
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2023 Population:	6,544	45,011	101,376
2028 Population Estimate:	6,873	47,048	106,170
2023 Households:	2,632	16,885	38,346
2028 Households Estimate:	2,788	17,845	40,544
2023 Average HH Income:	\$121,773	\$114,132	\$106,185
2028 Average HH Income Estimate:	\$137,998	\$129,224	\$121,123



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