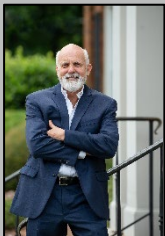


# HIGHWAY 96 RETAIL SPACE

±2,660 SF

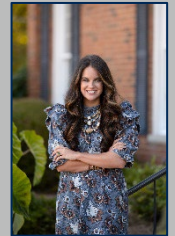
770 HIGHWAY 96  
BONAIRE, GA 31005  
HOUSTON COUNTY

**LEASE RATE: \$22/SF**  
(PLUS \$3/SF FOR CAM, TAXES & INSURANCE)



STERLING BAILEY C: 478-951-9443 | ALLIE GRAMBLING C: 478.955.8333  
SBAILEY@THESUMMITGROUPMACON.COM | AGRAMBLING@THESUMMITGROUPMACON.COM  
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210  
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



## PROPERTY INFORMATION

- ±2,660 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



770 HIGHWAY 96, BONAIRE, GA 31005



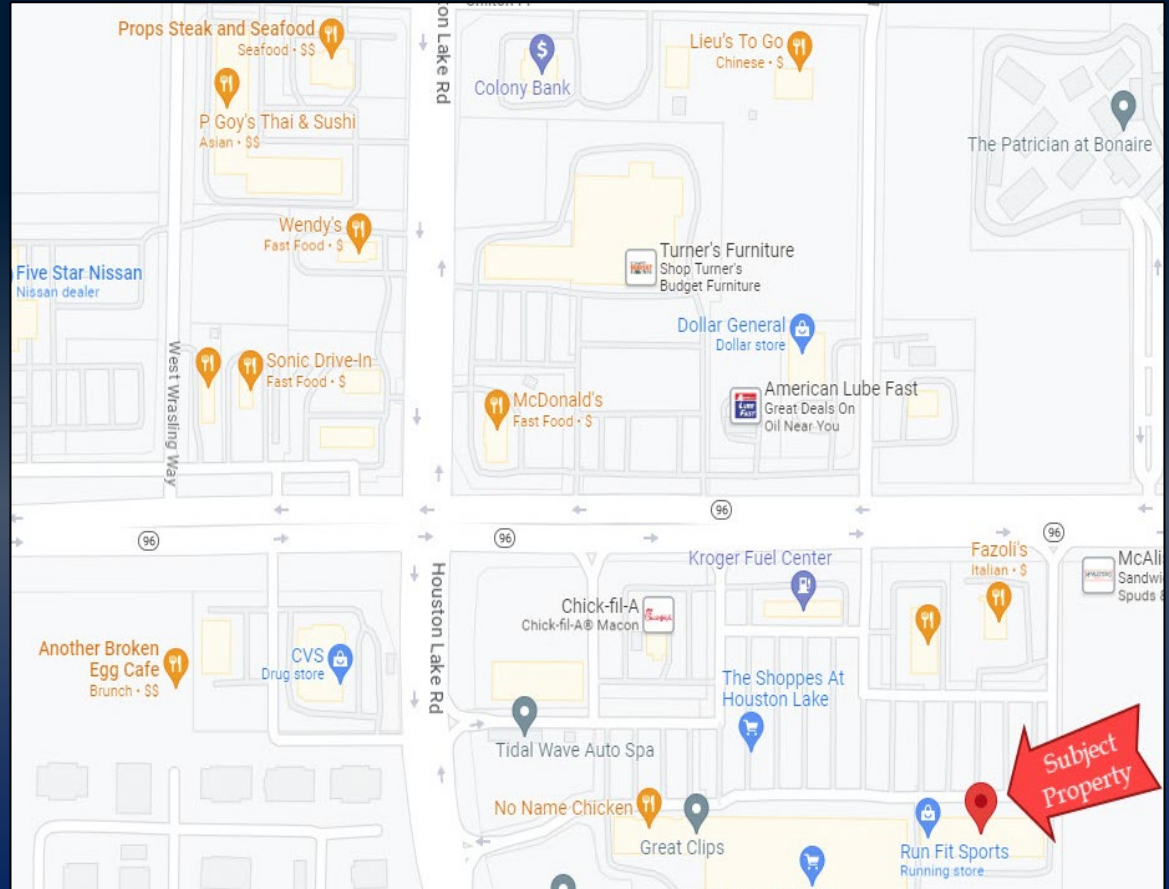
# DEMOGRAPHICS

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

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

## Demographics

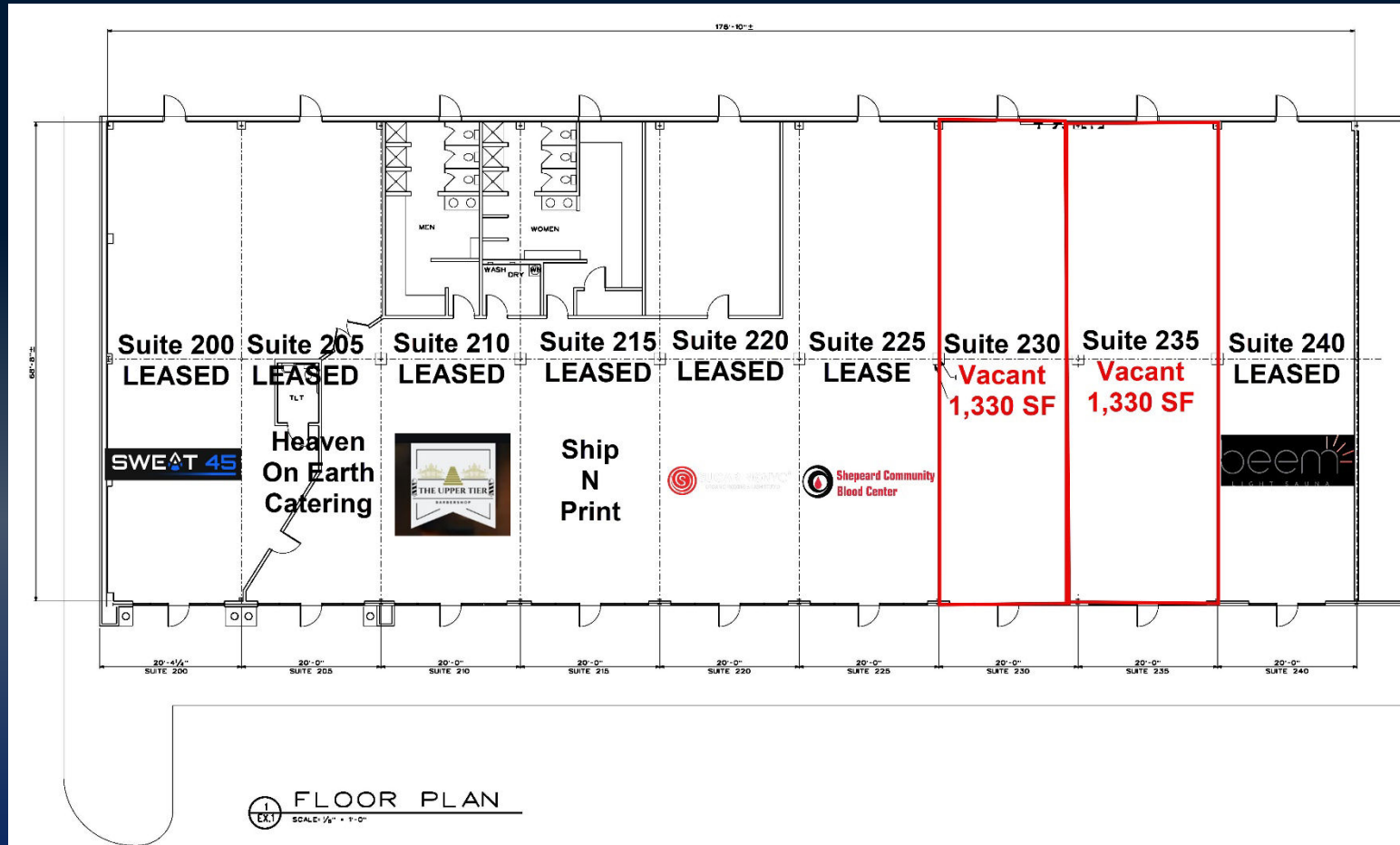
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2023 Population:	6,544	45,011	101,376
2028 Population Estimate:	6,873	47,048	106,170
2023 Households:	2,632	16,885	38,346
2028 Households Estimate:	2,788	17,845	40,544
2023 Average HH Income:	\$121,773	\$114,132	\$106,185
2028 Average HH Income Estimate:	\$137,998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



**770 HIGHWAY 96, BONAIRE, GA 31005**







770 HIGHWAY 96, BONAIRE, GA 31005



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