

THE ENCORE AT THE PARKWAY

1904 HOUSTON LAKE ROAD, BLDG D, PERRY, GA 31069



ONLY 2 SPACES AVAILABLE - LEASE RATE: \$32/SF, NNN

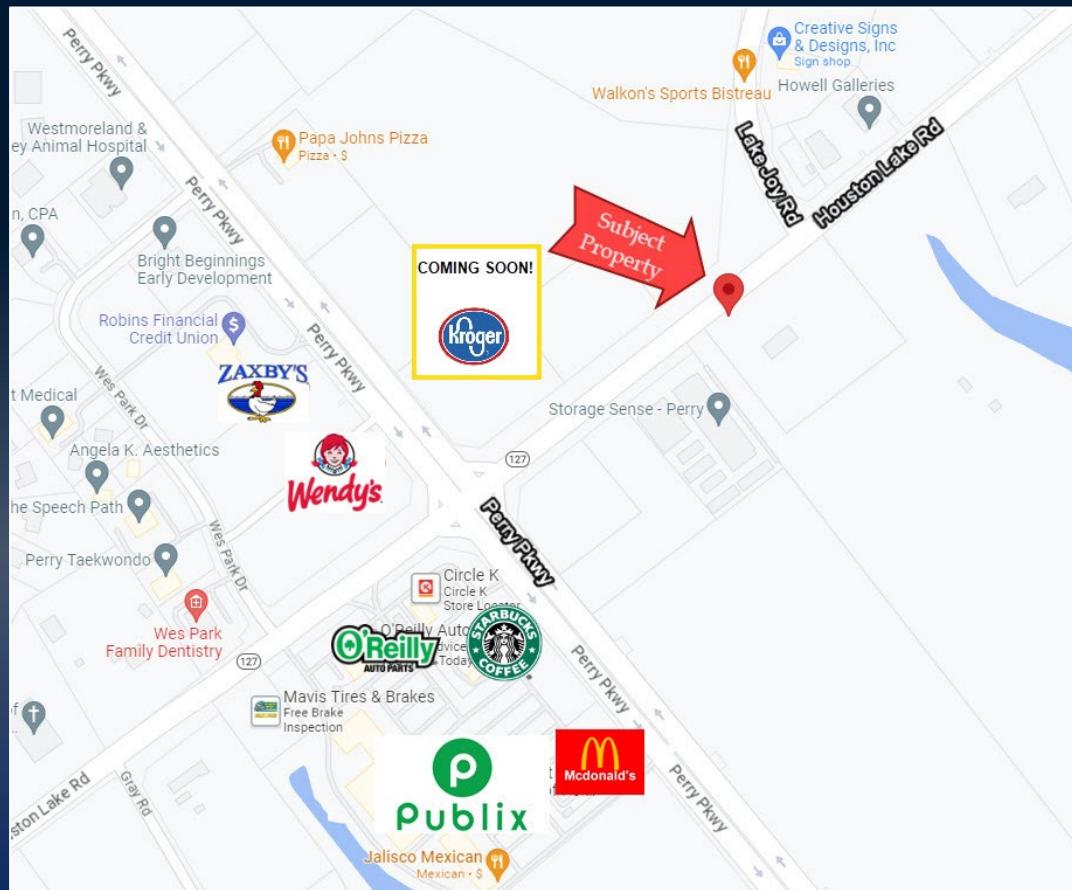


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PROPERTY INFORMATION

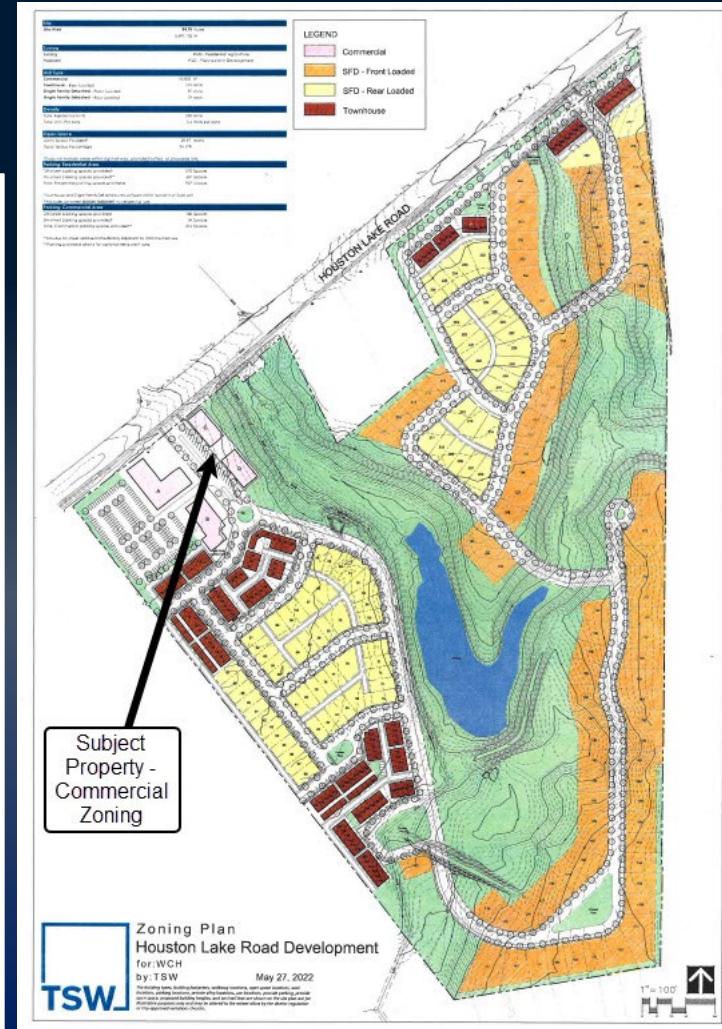
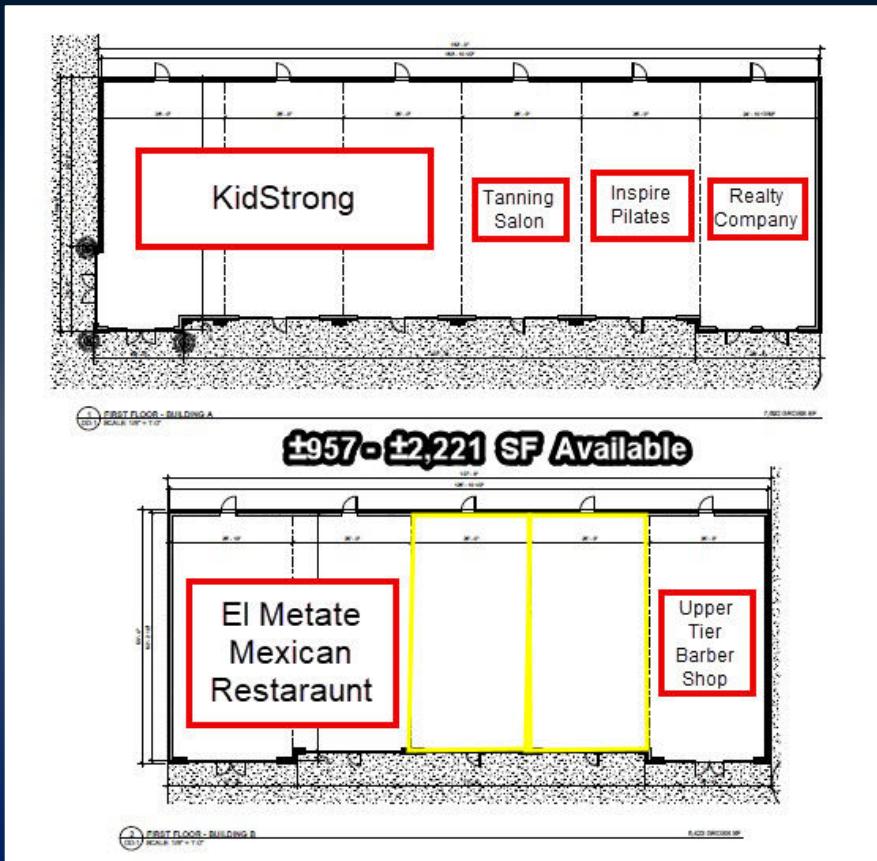
- Building D:
 - $\pm 6,400$ SF total building size
- $\pm 957 - \pm 1,264$ SF available; Can be combined into $\pm 2,221$ SF
- Located at the signalized intersection of Houston Lake Road & Lake Joy Road
- Positioned at the entrance of the Encore, a new ± 280 -unit live-and-play community conveniently located near Publix and the Paradise Shoppes of Perry
- Adjacent Bldg C is fully leased
- Traffic Count (GDOT 2023):
 - Houston Lake Road - 13,400 VPD
 - Perry Parkway - 12,500 VPD



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HOUSTON COUNTY**



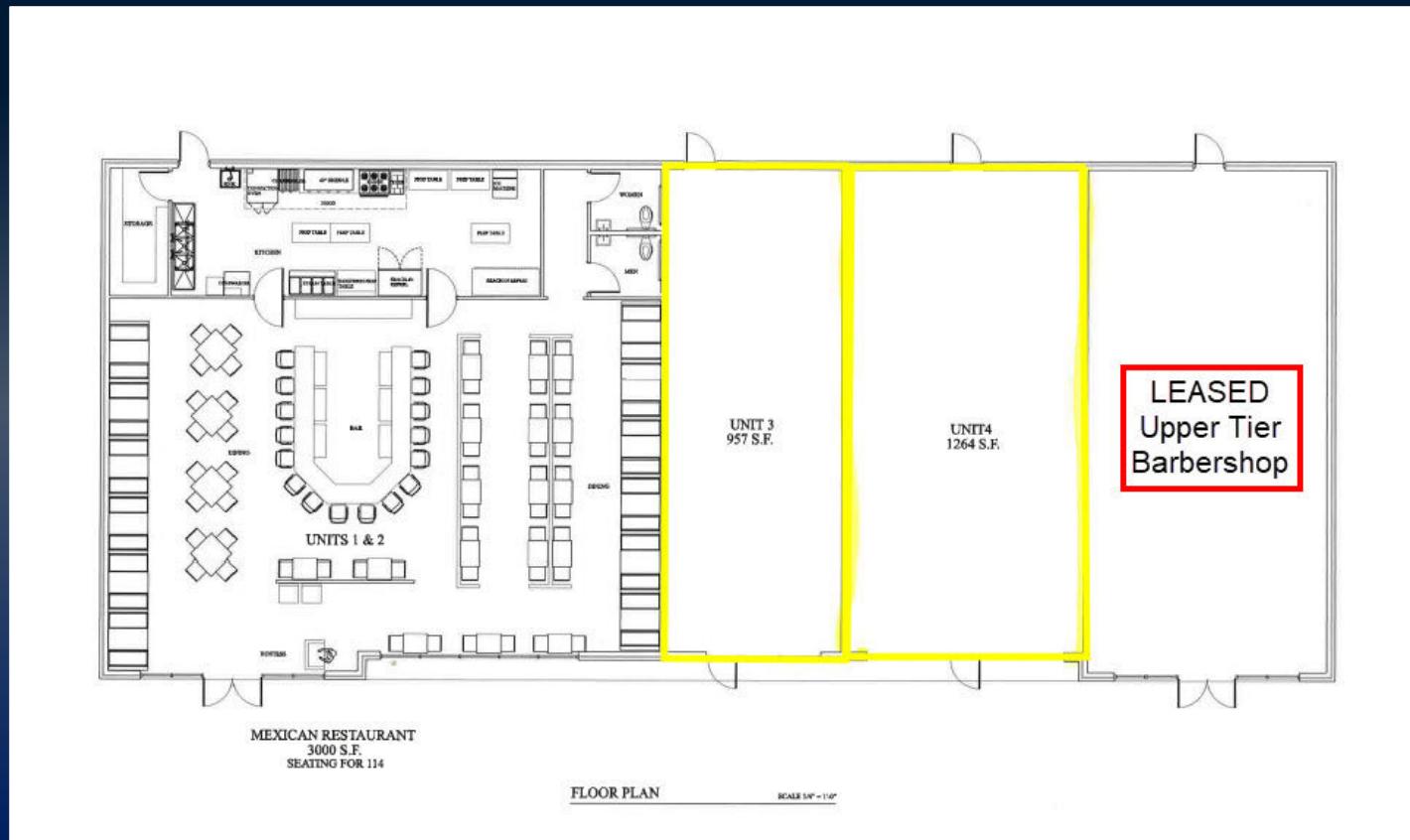
FLOOR PLAN & ZONING PLAN



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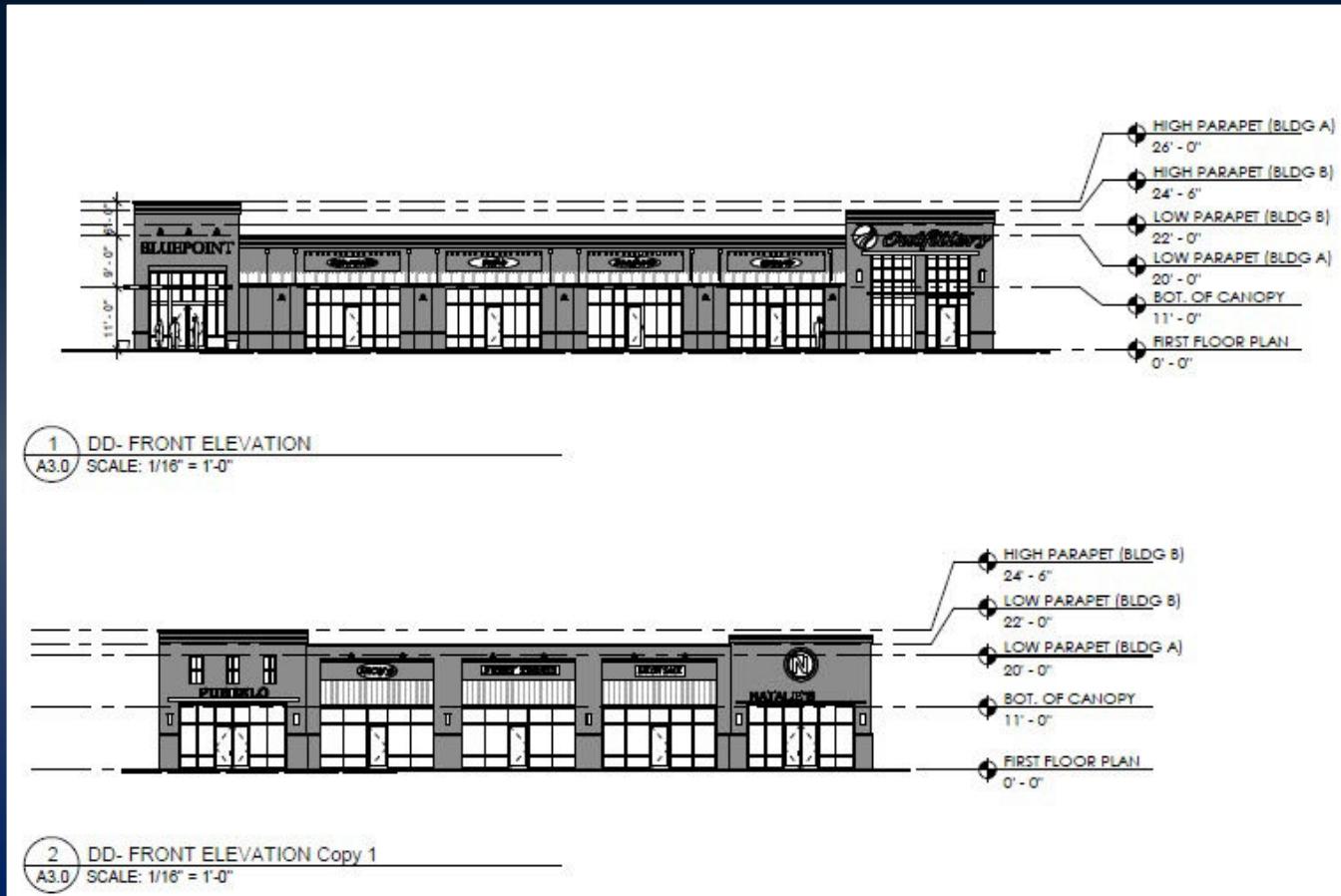
SITE PLAN



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ELEVATIONS



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