

FORMER VA CLINIC FOR LEASE

2370 HOUSTON LAKE ROAD, KATHLEEN, GA 31047



LEASE RATE:
\$20/SF NNN

[2370 Houston Lake Road Kathleen GA 31047 Georgia - DocuSketch](#)

VIRTUAL TOUR ABOVE

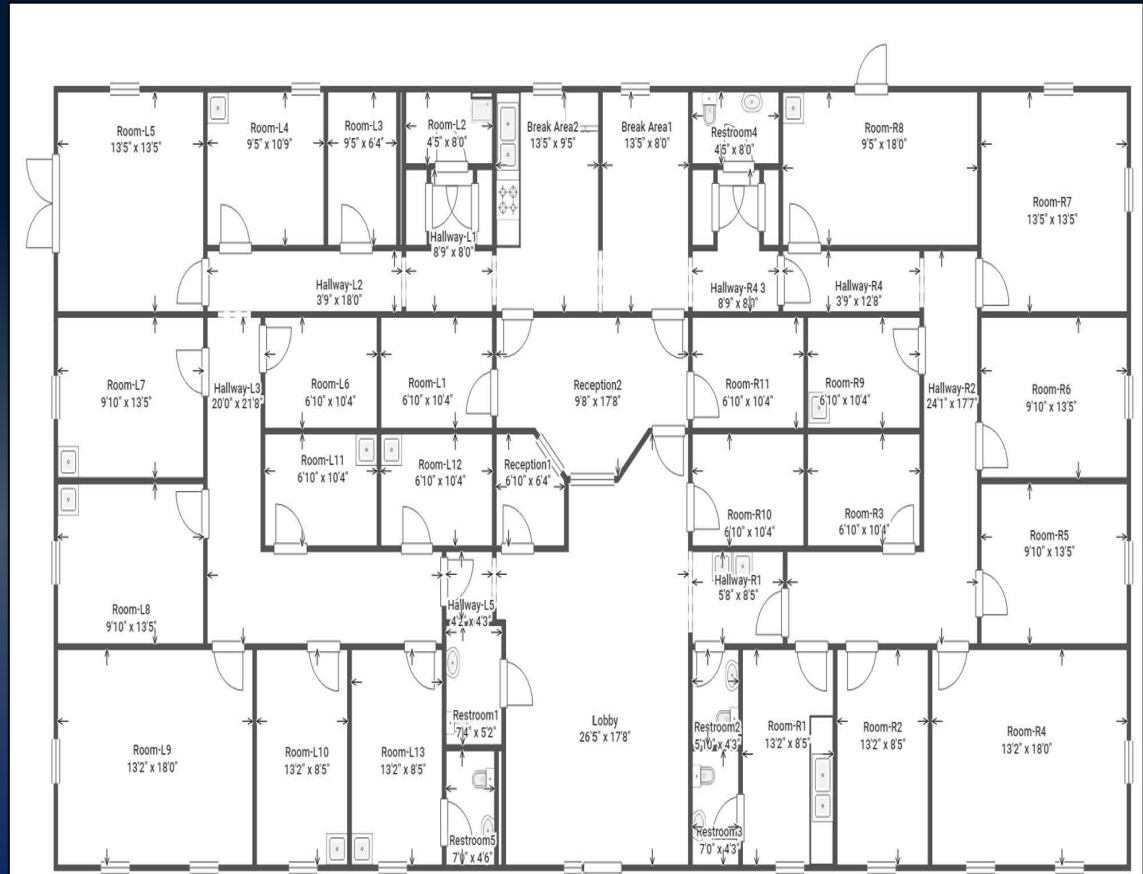


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PROPERTY INFORMATION

- Medical office located on .5 acres on Houston Lake Road just north of Houston Lake Country Club
- Zoned C-2
- Approximately 5,000 SF on single level
- Large Lobby/Waiting Room
- Two reception areas
- Two Break rooms
- 25 Office/Exam rooms
- 5 restrooms



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TRAFFIC COUNTS & DEMOGRAPHICS

TRAFFIC COUNTS (GDOT 2022 PUBLISHED DATA ESTIMATE):

HOUSTON LAKE ROAD – 17,900 VPD

PERRY PARKWAY – 12,400 VPD

HIGHWAY 96 – 15,000 VPD

1 Miles

3 Miles

5 Miles

2023 Population:

4,276

19,486

62,673

2028 Population Estimate:

4,728

21,096

66,661

2023 Households:

1,524

6,751

22,721

2028 Households Estimate:

1,696

7,372

24,394

2023 Average HH Income:

\$115,729

\$113,861

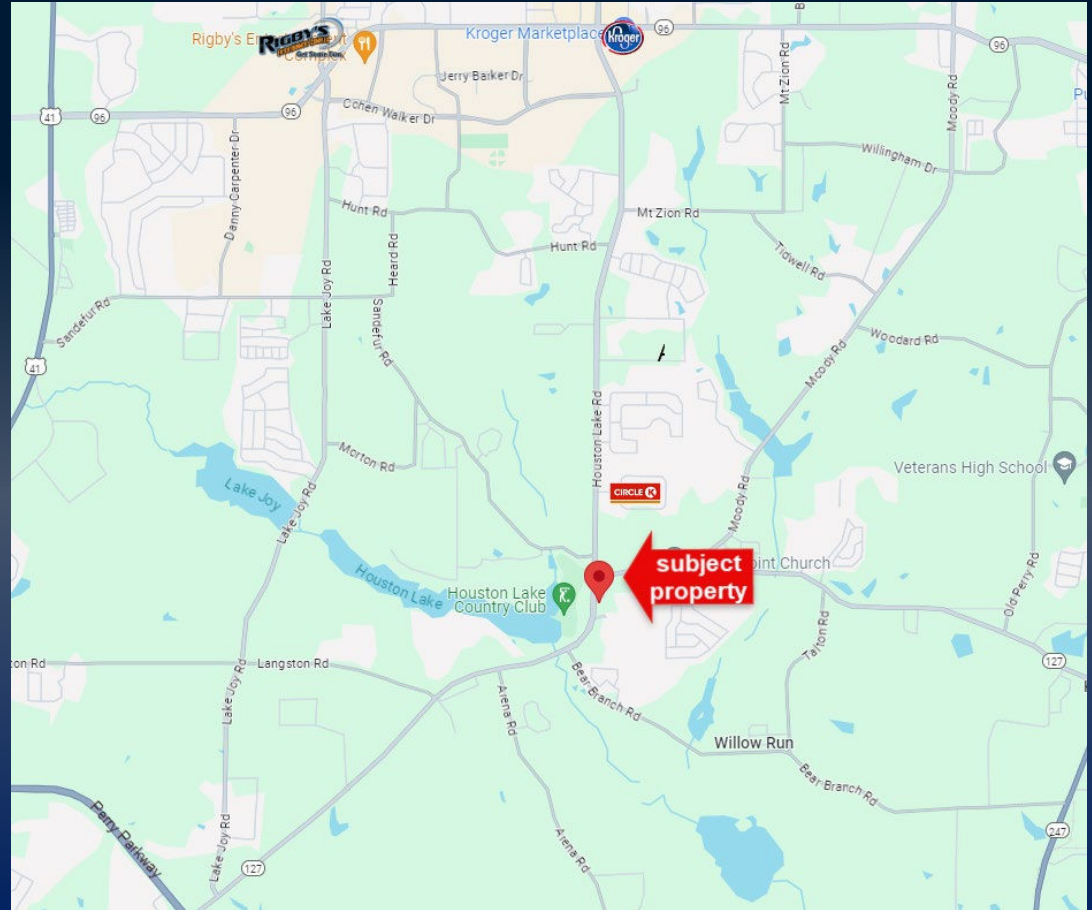
\$112,483

2028 Average HH Income Estimate:

\$132,520

\$128,803

\$127,904



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