

OFFICE COMPLEX AT CLUB VILLA



201 CLUB VILLA COURT KATHLEEN, GA 31047

LEASE RATE:

\$20/SF NNN



DEREK FOSTER C: 478.997.1024

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4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

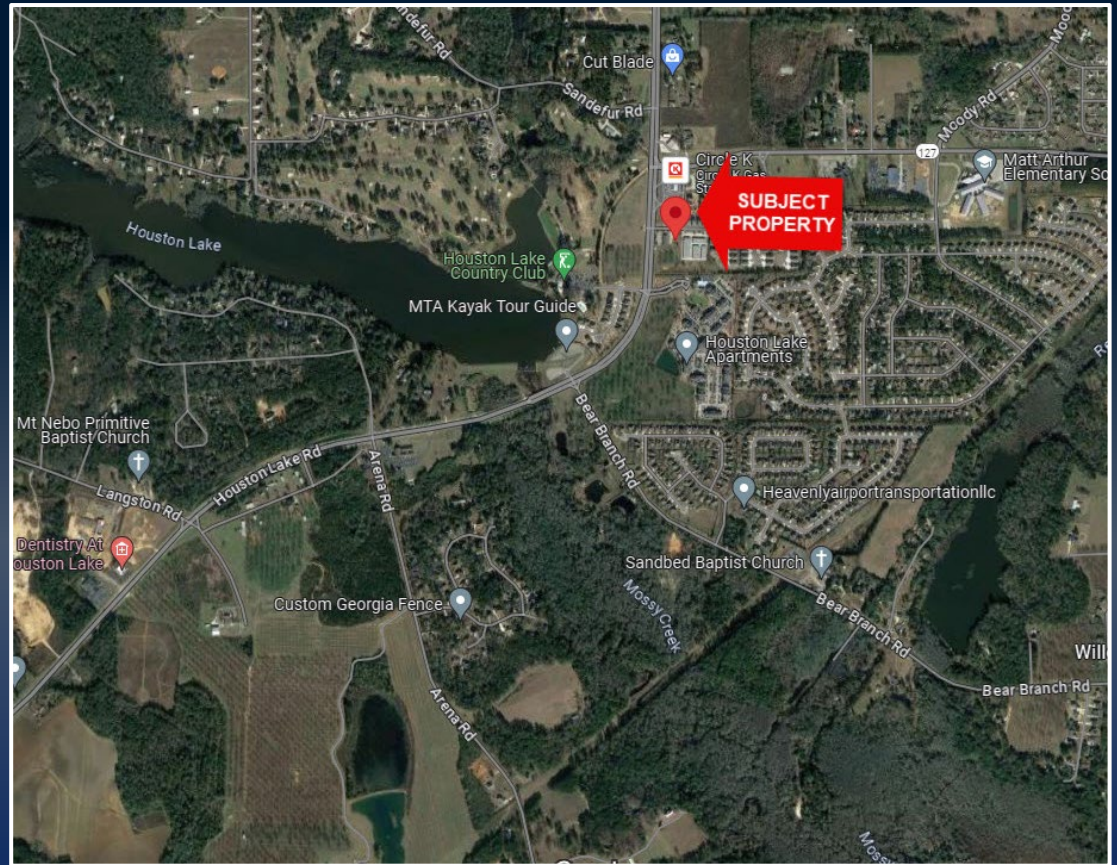
O: 478.750.7507

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PROPERTY INFORMATION

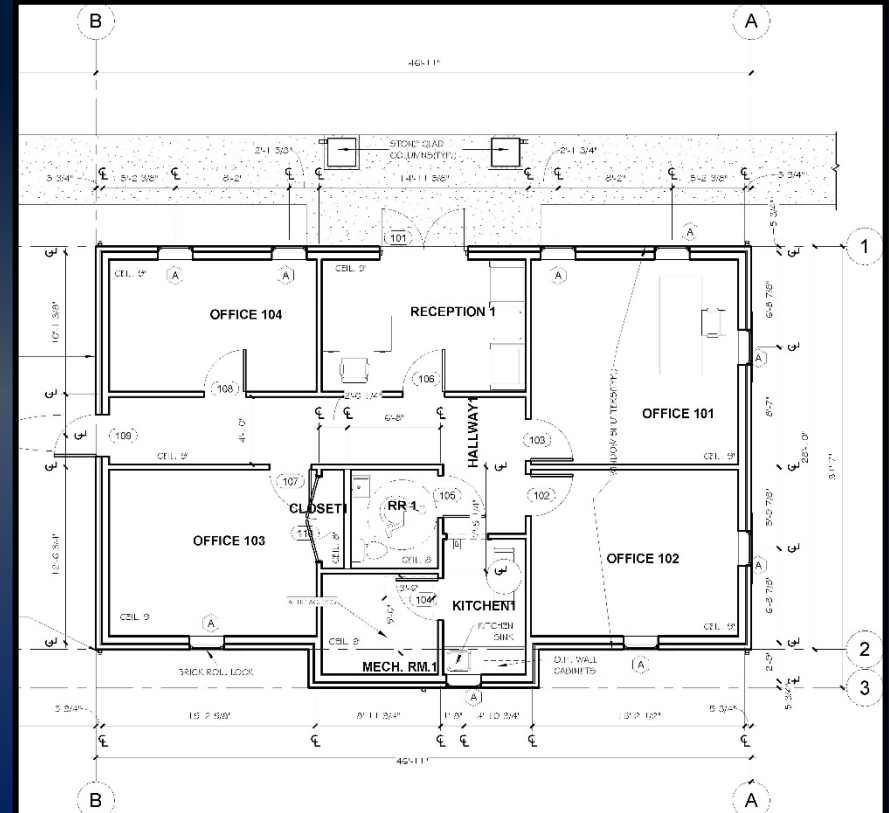
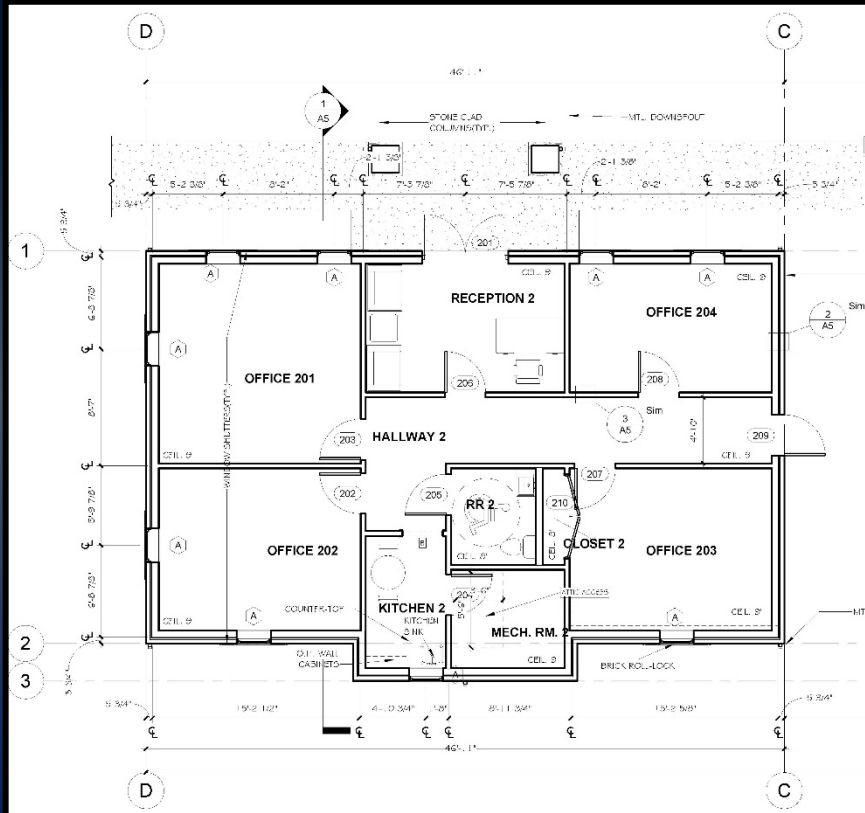
- Two ± 1,400 SF office buildings situated on .5 acre
- Zoned C-2
- Each building has 4 offices, 1 handicap accessible restroom, large receptionist/waiting area, kitchen/breakroom & storage/mechanical room
- Ample parking
- Located on the north side of Perry near Houston Lake Country Club 5.5 miles from N. Perry Parkway & 6.2 miles from Hwy 96



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FLOOR PLANS



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TRAFFIC COUNTS & DEMOGRAPHICS

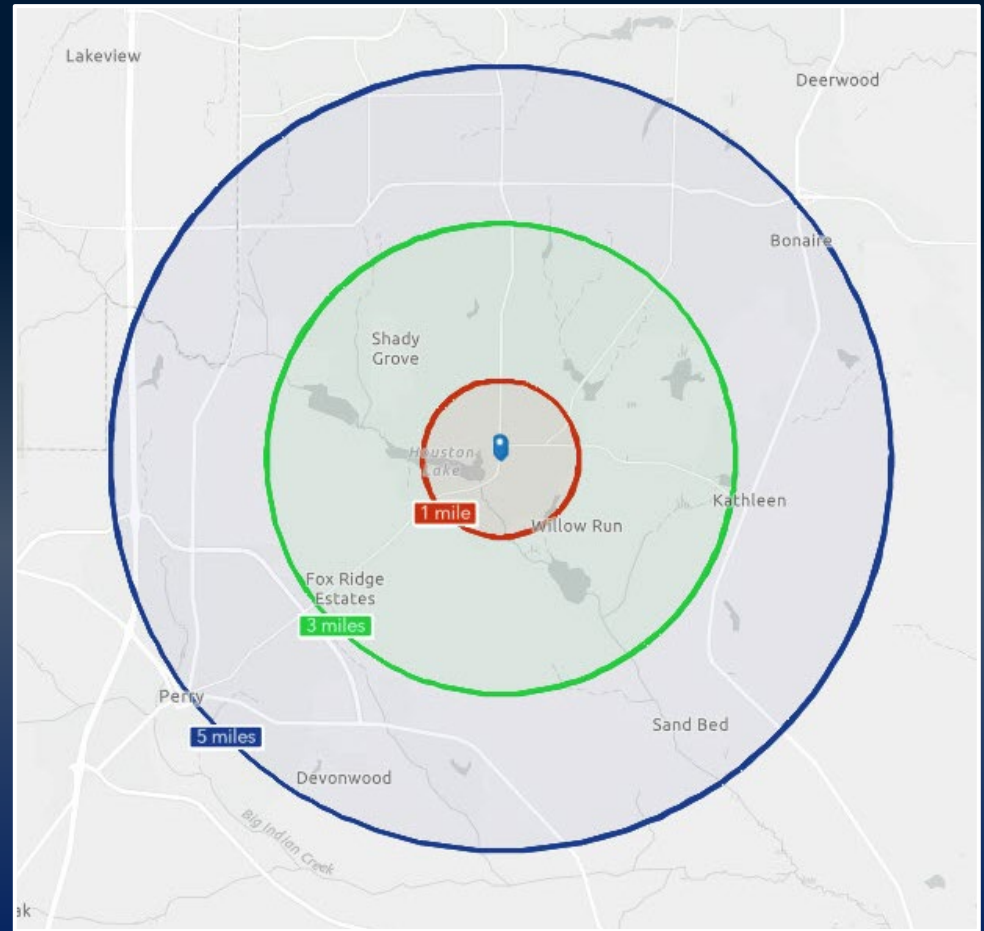
Traffic Counts:

(GDOT 2021 Published Data estimate)

Houston Lake Road: 16,400 VPD

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2023 Population:			
4,492	19,839	66,706	
2028 Population Estimate:			
4,953	21,469	66,690	
2023 Households:			
1,609	6,879	22,728	
2028 Households Estimate:			
1,785	7,508	24,399	
2023 Average HH Income:			
\$115,654	\$113,689	\$112,468	
2028 Average HH Income Estimate:			
\$132,380	\$128,605	\$127,890	



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