



INVESTMENT | FULLY LEASED NEIGHBORHOOD CENTER



1904 HOUSTON LAKE ROAD, BLDG C, PERRY, GA 31069
ASKING PRICE: \$3,675,000 | 6% CAP RATE



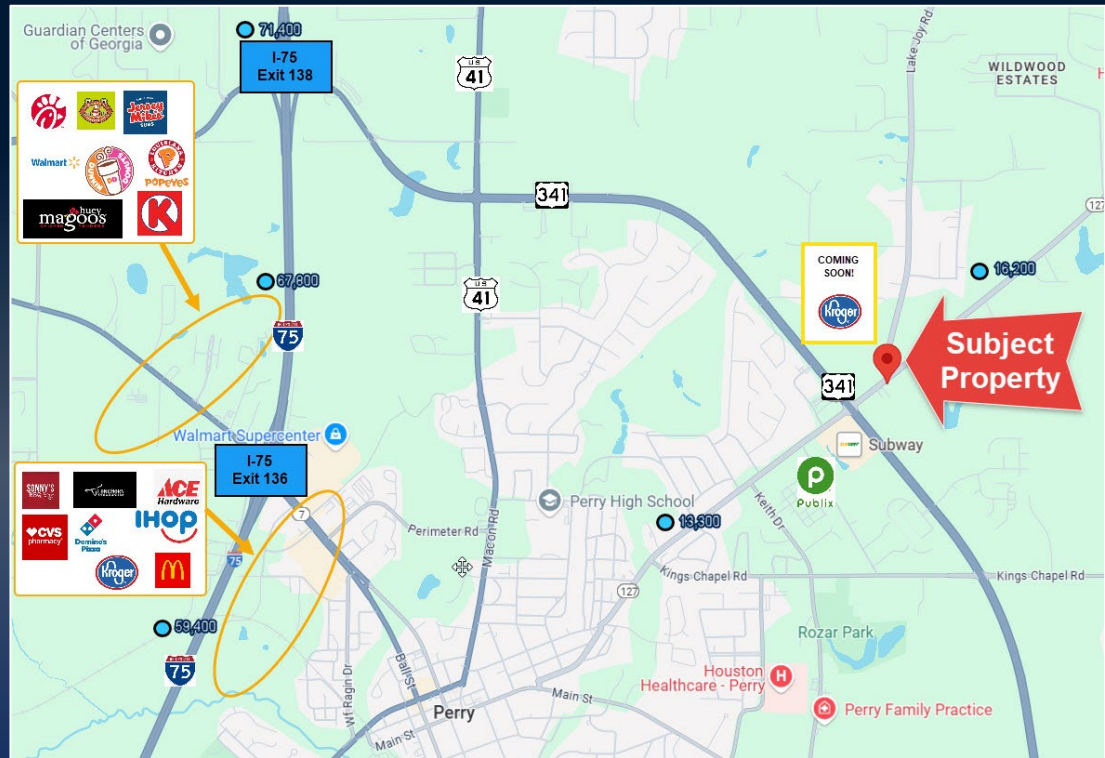
KEVIN HARKINS C: 478.338.0623 | KING KEMPER C: 478.957.1920
KHARKINS@THESUMMITGROUPMACON.COM | KKEMPER@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- ± 7,630 SF newly constructed, neighborhood center
- Fully leased
- Tenants: KidStrong, Inspire Pilates, Perrydise Beauty & Wellness, and a real estate firm
- Built in 2025
- Located at the intersection of Houston Lake Road and Lake Joy Road in Perry, GA
- This building is at the entrance of The Encore Live and Play Community
- Financials upon request



1904 HOUSTON LAKE ROAD, BLDG. C
PERRY, GA 31069
HOUSTON COUNTY



AERIAL & TRAFFIC COUNTS

- Traffic Count (GDOT 2023):
 - Lake Joy Road: 16,200 VPD
 - Houston Lake Road: 13,300 VPD



The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

