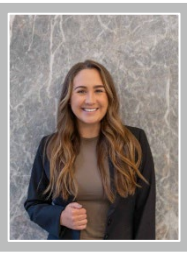
Downtown Commercial Property For Lease

723 Carroll Street
Perry, GA 31069
Houston County

±4,000 SF
Office/Warehouse

Lease Rate:
$12/SF



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PROPERTY INFORMATION

- ±1,500 SF office/±2,500 SF warehouse
- Zoned: C-3 (Commercial)
- High visibility location in the heart of downtown Perry, just steps away from restaurants, retail and entertainment including BBQ Monsters To Go, Bodega Brew, Acres & Oak Kitchen, Durden's Prime Meats, Morris Bank, FitCo Health Club, The Perry Players Music Theatre and more.
- Points of Interest -
  - Perry City Hall - ±0.4 mile
  - Georgia National Fairgrounds - ±1.7 miles
  - I-75 (Exit 135) - ±1.3 miles
  - I-75 (Exit 134) – ±1.2 miles

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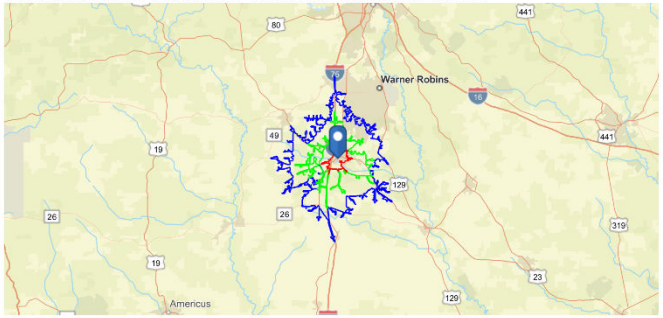
DEMOGRAPHICS

Benchmark Demographics

721 Carroll St, Perry, Georgia, 31069

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Codes 31069 (Perry)	Counties Houston County	States Georgia	United States of America United States
Population Age 0-4	6.39%	6.12%	5.92%	6.07%	6.04%	5.58%	5.39%
Population Age 5 to 9	6.88%	6.75%	6.51%	6.64%	6.44%	5.94%	5.75%
Population Age 10 to 14	6.48%	6.50%	6.98%	6.61%	6.79%	6.21%	5.98%
Population Age 15 to 19	6.86%	6.40%	6.81%	6.51%	6.89%	6.70%	6.47%
Population Age 20 to 34	19.48%	18.72%	19.03%	18.49%	20.38%	21.22%	20.33%
Population Age 35 to 54	24.76%	26.06%	27.13%	26.47%	26.01%	25.76%	25.20%
Population Age 55 to 74	19.55%	20.96%	21.07%	21.04%	21.23%	21.81%	22.82%
Population Age 75+	9.60%	8.49%	6.54%	8.18%	6.25%	6.81%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Houston County	States Georgia	United States of America United States
<$15,000	20.6%	11.9%	7.9%	8.2%	9.0%	8.3%
$15,000-$24,999	12.4%	8.3%	4.7%	4.8%	6.3%	5.9%
$25,000-$34,999	10.7%	7.6%	4.9%	6.6%	6.5%	6.3%
$35,000-$49,999	9.7%	9.3%	8.8%	10.5%	10.2%	9.8%
$50,000-$74,999	11.6%	16.7%	14.2%	17.0%	15.9%	15.6%
$75,000-$99,999	13.5%	14.8%	14.1%	13.7%	12.7%	12.5%
$100,000-$149,999	10.8%	15.5%	23.4%	22.5%	18.0%	17.8%
$150,000-$199,999	6.7%	11.1%	13.2%	10.3%	9.4%	9.8%
$200,000+	3.9%	4.8%	8.9%	6.5%	12.0%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Counties Houston County	States Georgia	United States of America United States
Population	8,354	20,260	51,041	178,106	11,269,916	339,887,819
Daytime Population	14,204	23,640	47,088	177,705	11,204,031	338,218,372
Employees	2,784	8,748	23,786	81,496	5,364,200	167,630,539
Households	3,310	7,908	18,849	67,885	4,271,670	132,422,916
Average HH Size	2.37	2.46	2.65	2.60	2.58	2.50
Median Age	37.8	38.8	38.3	37.5	38.3	39.6
Housing Facts						
Median Home Value	197,005	262,614	305,739	276,092	338,742	370,578
Owner Occupied %	53.7%	68.3%	75.9%	66.3%	64.9%	64.2%
Renter Occupied %	46.3%	31.7%	24.1%	33.8%	35.1%	35.8%
Total Housing Units	3,555	8,345	19,784	72,696	4,679,416	146,800,552
Income Facts						
Median HH Income	$45,585	$69,433	$90,299	$79,270	$78,207	$81,624
Per Capita Income	$27,715	$34,141	$40,077	$36,784	$41,403	$45,360
Median Net Worth	$43,694	$169,089	$283,829	$196,526	$199,699	$228,144

CCIM Institute
Commercial Real Estate's Global Standard for Professional Achievement

Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS - Saunders Ralston Dantzler Realty

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).

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