

OFFICE/RETAIL COMPLEX FOR SALE

736 & 748 CARROLL STREET, PERRY, GA 31069 HOUSTON COUNTY



±21,833 SF | ±0.95 ACRE | ASKING PRICE: \$1,400,000



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PROPERTY INFORMATION

- ±21,833 SF of office/retail situated on ±0.95 acre
- Zoning: C-3 (Central Business District)
- The Village Shops – Located in the heart of downtown Perry, steps away from restaurants, shops and daily conveniences
 - 472' from Perry City Hall
 - 1.7 miles from Georgia National Fairgrounds
 - 1.3 miles I-75 (Exit 135)
 - 1.2 miles I-75 (Exit 134)
- Month-to-month tenancy
- Current tenants include Sunset Slush and BBQ Monsters To-Go
- Call agent for NOI information



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DEMOGRAPHICS

736 & 748 Carroll Street - Perry, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	4,226	16,765	24,498
2030 ESTIMATED POPULATION	4,418	17,785	26,170
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,657	6,589	9,526
2030 HOUSEHOLD ESTIMATES	1,746	7,038	10,239
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$58,771	\$82,743	\$88,861
2030 HH INCOME ESTIMATE	\$65,198	\$92,433	\$98,924

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$82,743



16,765



6,589



4.4%



13,319

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MAP



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