

PRE-LEASING – RETAIL/OFFICE SPACE

1824 HOUSTON LAKE ROAD, BLDG B, PERRY, GA 31069



±1,250 - ±5,181 SF | LEASE RATE: \$32/SF, NNN



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4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

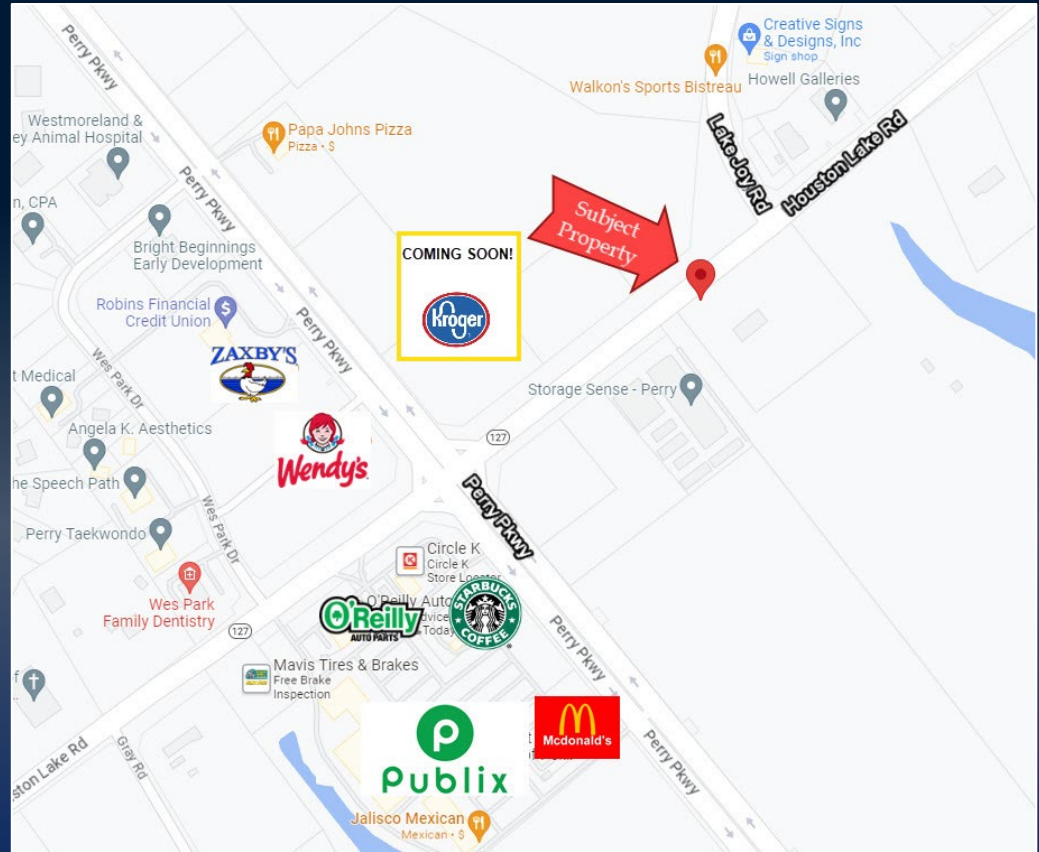
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

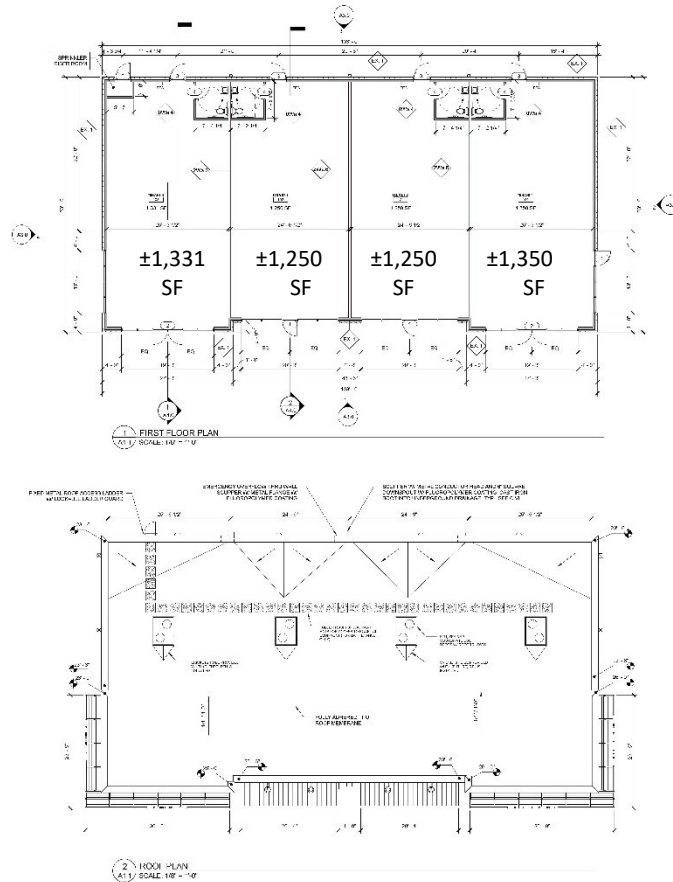
- **Building B:**
 - ±5,181 SF total building size
 - ±1,250 SF minimum spaces
- Four spaces available (adjacent suites may be combined)
- Zoned: PUD (Planned Development)
- Available Summer 2026
- Located at the signalized intersection of Houston Lake Road & Lake Joy Road
- Positioned at the entrance of The Encore, a new ±280-unit live-and-play community conveniently located near Publix and the Paradise Shoppes of Perry
- Traffic Counts (GDOT 2024:)
 - Houston Lake Road – 13,400 VPD
 - Perry Parkway – 12,500 VPD



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PERRY, GA 31069
HOUSTON COUNTY



FLOOR PLAN



PLAN NOTES:
REFER TO ALL NOTES AND SPECIFICATIONS FOR THE WORK SHOWN HEREIN FOR ALL WORK UNLESS OTHERWISE NOTED.

SYMBOL LEGEND:

WALL	WALL LOCATION	WALL TYPE	WALL FINISH
DOOR	DOOR TYPE	DOOR FINISH	DOOR SCHEDULE
WINDOW	WINDOW TYPE	WINDOW FINISH	WINDOW SCHEDULE
ELEVATOR	ELEVATOR TYPE	ELEVATOR FINISH	ELEVATOR SCHEDULE
STAIR	STAIR TYPE	STAIR FINISH	STAIR SCHEDULE
MECHANICAL	MECHANICAL TYPE	MECHANICAL FINISH	MECHANICAL SCHEDULE
PLUMBING	PLUMBING TYPE	PLUMBING FINISH	PLUMBING SCHEDULE
ELECTRICAL	ELECTRICAL TYPE	ELECTRICAL FINISH	ELECTRICAL SCHEDULE

WALL TYPE DESIGNATION KEY:

WALL TYPE	DESCRIPTION
OW.W	OUTER WALL
EW.W	INNER WALL
SW.W	SEMI-OUTER WALL
EW.W	INNER WALL

WALL SCHEDULE NOTES:

- REFER TO ALL NOTES AND SPECIFICATIONS FOR THE WORK SHOWN HEREIN FOR ALL WORK UNLESS OTHERWISE NOTED.
- WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WALL SCHEDULE AND THE WALL TYPE DESIGNATION KEY.
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WALL SCHEDULE:

WALL TYPE	WALL NUMBER	WALL TYPE	WALL SCHEDULE
EW.W	101	WALL	WALL SCHEDULE 101
EW.W	102	WALL	WALL SCHEDULE 102
EW.W	103	WALL	WALL SCHEDULE 103
EW.W	104	WALL	WALL SCHEDULE 104

ROOF PLAN NOTES:

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ISSUED FOR CONSTRUCTION

TSW
PLANNING + ARCHITECTURE
LANDSCAPE ARCHITECTURE

CONSULTANT

REVISIONS

PROJECT INFO

ENCORE COMMERCIAL BUILDING B
10000 WILSON AVENUE
REDFORD, CA 94576

CLIENT INFO

DRAWING INFO

DRAWING DATE

SHEET TITLE

SHEET NUMBER

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.



RENDERING



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