

RETAIL/OFFICE SPACE FOR LEASE

1904 HOUSTON LAKE ROAD PERRY, GA 31069



±1,250 SF - ±5,181 SF | LEASE RATE: \$30/SF, NNN



KEVIN HARKINS C: 478.338.0623

KHARKINS@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- Four spaces available
 - ±5,181 SF total building size
 - ±1,250 SF minimum spaces
- Zoned PUD (Planned Urban Development)
- Delivered as vanilla box featuring LED lights, drop ceiling, 1 – ADA restroom, sheet rock ready to paint, 200-amp 3 phase electric, and HVAC with ductwork
- Located at the signalized intersection of Houston Lake Road and 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



1904 HOUSTON LAKE ROAD
PERRY, GA 31069
HOUSTON COUNTY



AERIAL MAP



1904 HOUSTON LAKE ROAD
PERRY, GA 31069
HOUSTON COUNTY



DEMOGRAPHICS

1904 Houston Lake Road - Perry, GA

POPULATION	3 MILE	5 MILE	10 MILE
2026 POPULATION	21,870	41,495	136,013
2031 ESTIMATED POPULATION	23,589	44,840	144,947
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2026 HOUSEHOLDS	8,381	15,172	51,790
2031 HOUSEHOLD ESTIMATES	9,077	16,452	55,385
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2026 HH INCOME	\$97,941	\$113,200	\$115,637
2031 HH INCOME ESTIMATE	\$112,458	\$129,572	\$131,548

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$113,200



41,495



15,172



3.0%



19,745

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.

