



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

FOR SALE

Development Site 3.12± Acres



SALES PRICE: \$1,349,000

**200 Gen Courtney Hodges Blvd
Perry, GA
31069**

**PATRICK BARRY
ASSOCIATE BROKER
pbarry@cbcworldwide.com
Cell: (478) 718-1806
Office: (478) 746-8171**

**Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201**



PROPERTY OVERVIEW

200 Gen Courtney Hodges Blvd
Perry, GA 31069

LOT INFORMATION:	<ul style="list-style-type: none">• 3.12± acres• 500± ft from the main entrance of Georgia National Fairgrounds
LOCATION:	1,000± ft to I-75 1.4 miles to Perry Pkwy
AVERAGE DAILY TRAFFIC COUNT:	Gen Courtney Hodges Blvd - 8,580 VPD Hwy 224 - 13,100 VPD I-75 - 68,700 VPD
LAND:	3.12 acres
ZONED:	C-3
UTILITIES:	All public utilities available to site
NEIGHBORS:	Cracker Barrell, Waffle House, Chevron, Flash Foods, Jeff Smith Kia, Subway, Relax Inn Perry, Travelodge by Wyndham Perry, Dairy Queen, Georgia National Fairgrounds, Circle K, and more!
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PHOTOS

200 Gen Courtney Hodges Blvd
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MAPS

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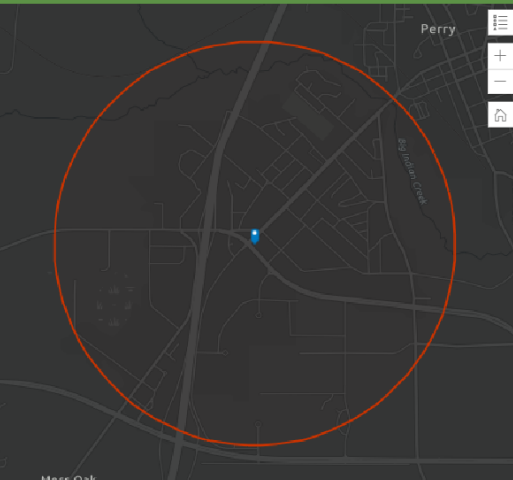
DEMOGRAPHICS - 1 Mile

200 Gen Courtney Hodges Blvd
Perry, GA 31069

DEMOGRAPHIC PROFILE

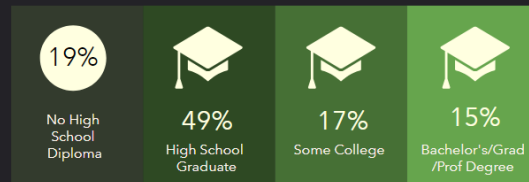
200 General Courtney Hodges Blvd, Perry, Georgia, 31069

Ring of 1 mile



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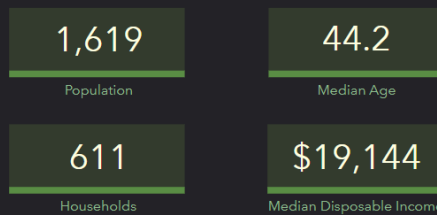
EDUCATION



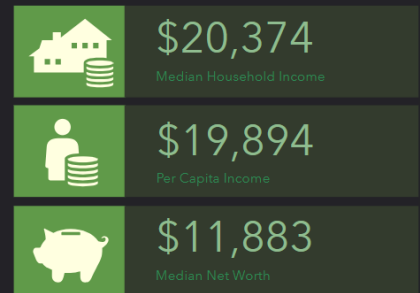
EMPLOYMENT



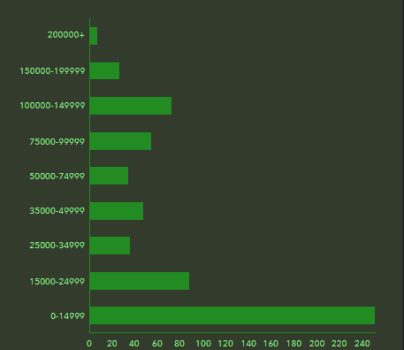
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



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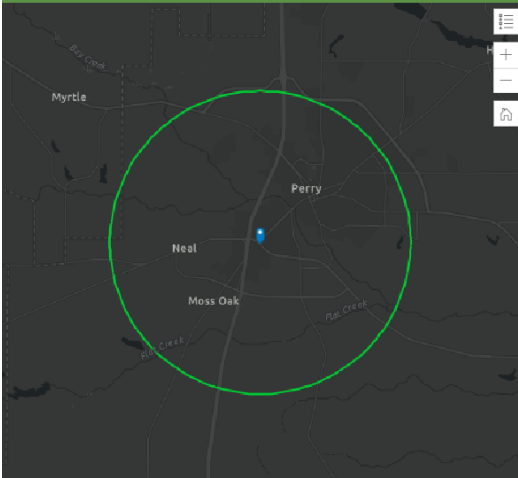
DEMOGRAPHICS - 3 Mile

200 Gen Courtney Hodges Blvd
Perry, GA 31069

DEMOGRAPHIC PROFILE

200 General Courtney Hodges Blvd, Perry, Georgia, 31069

Ring of 3 miles



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EDUCATION

7%

No High
School
Diploma

33%

High School
Graduate

32%

Some College

28%

Bachelor's/Grad
/Prof Degree

EMPLOYMENT



White Collar

56.9%



Blue Collar

23.5%



Services

19.5%

5.6%

Unemployment
Rate

KEY FACTS

12,845

Population

40.7

Median Age

5,419

Households

\$45,357

Median Disposable Income

INCOME



\$54,354

Median Household Income



\$31,767

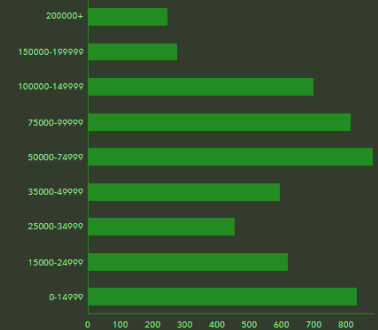
Per Capita Income



\$76,742

Median Net Worth

HOUSEHOLD INCOME (\$)



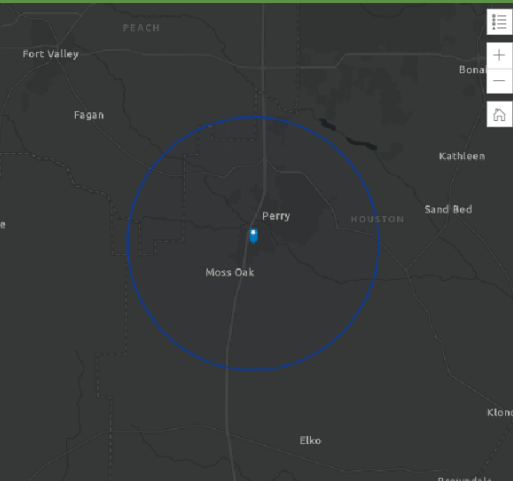


DEMOGRAPHICS - 5 Mile

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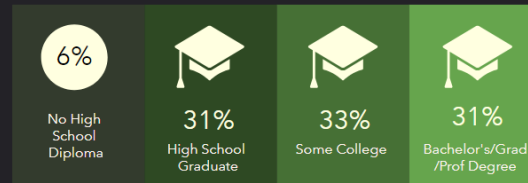
DEMOGRAPHIC PROFILE

200 General Courtney Hodges Blvd, Perry, Georgia, 31069
Ring of 5 miles



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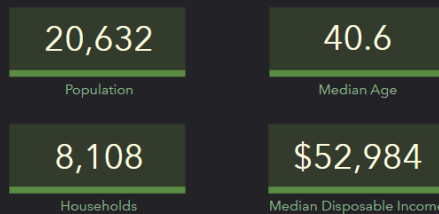
EDUCATION



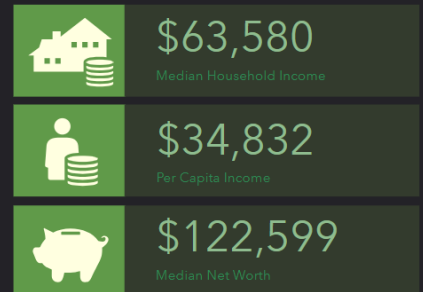
EMPLOYMENT



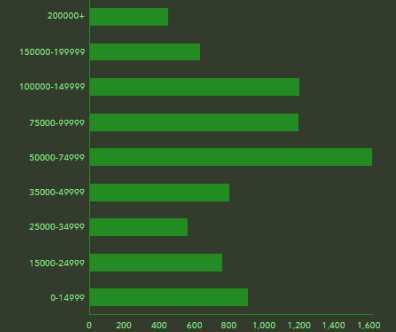
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