



LakeJoy Pavilion Shopping Center
1117 Highway 96, Suite 112
Kathleen, Houston County, Georgia 31047

LEASE



3,069± SF

RESTAURANT SPACE

BASE LEASE RATE: \$19/PSF, NNN
(CAM, T & I \$4.25/PSF)

CBCMACON.COM

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Revised 3/26/21



PROPERTY OVERVIEW

1117 Highway 96, Suite 112

Kathleen, Houston County, Georgia 31047

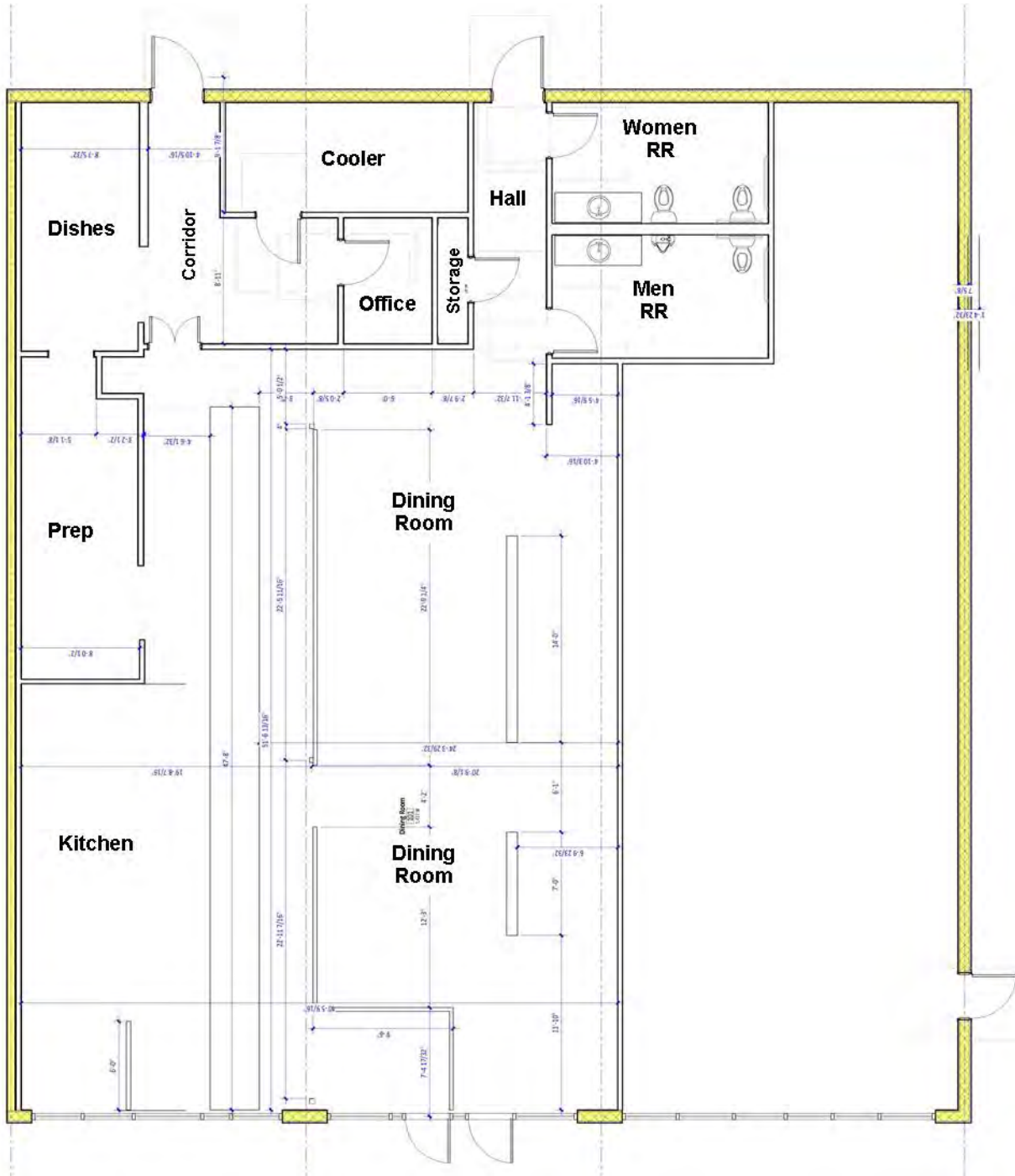
- Located in the LakeJoy Pavilion Shopping Center Anchored by Lowe's and adjacent to Houston Lakes Cinemas and Goodwill. Rigby's Water Park located across the street.
- Average Daily Traffic Count: 13,000 - 18,000 Vehicles Per Day
- 3,069± SF Restaurant Space
 - Former Stevi B's Pizza
 - Large Kitchen
 - Range hood
 - Walk-in cooler
 - Gas hot water heater
 - Large dining area
 - Buffet line
 - Private office
 - Two (2) restrooms
 - IT Closet
- Plenty of parking
- Zoned C2
- Tenants include Growler USA, Angel Nails, Sweet Charlie's Ice Cream, Anna's Asian Café and The Vapor Shoppe.

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(CAM, T & I \$4.25/PSF)**



FLOOR PLAN

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PHOTOS

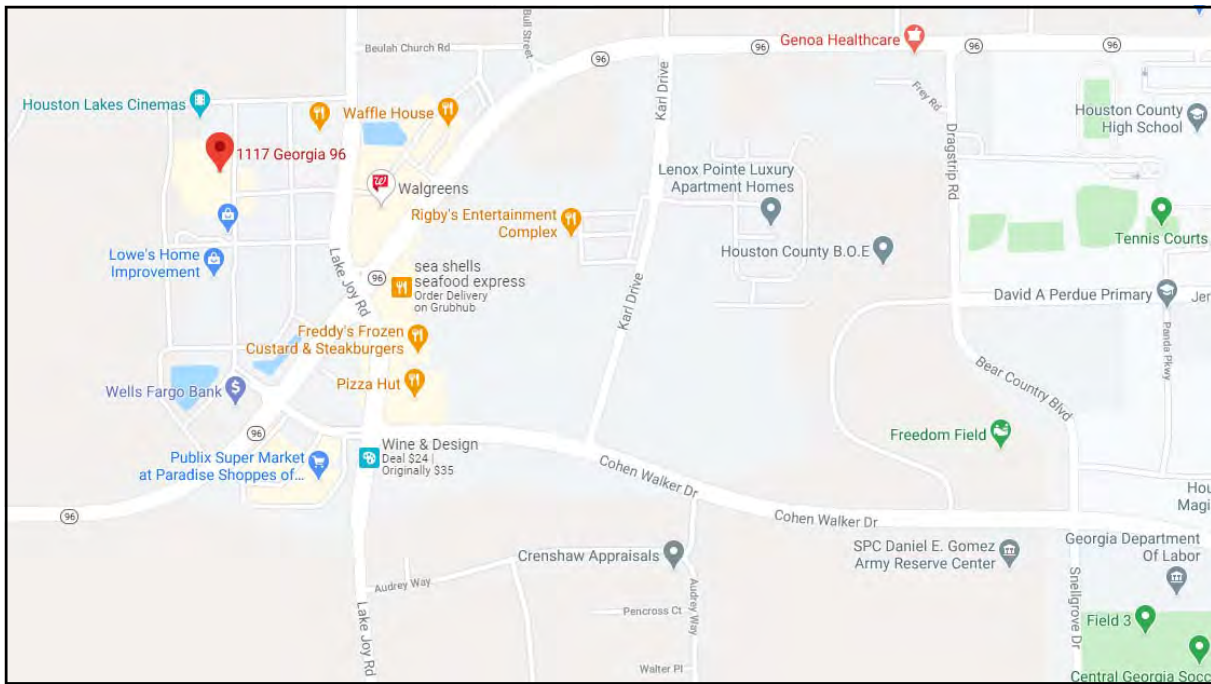
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MAPS

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DEMOGRAPHICS - ONE MILE

1117 Highway 96, Suite 112
Kathleen, Houston County, Georgia 31047

KEY FACTS

4,456

Population



Average Household Size

35.5

Median Age

\$93,972

Median Household Income

EDUCATION

5%

No High School Diploma



19%
High School Graduate



31%
Some College



44%
Bachelor's/Grad/Prof Degree

BUSINESS



94

Total Businesses



1,339

Total Employees

EMPLOYMENT



White Collar

62%



Blue Collar

21%



Services

17%



Unemployment Rate

INCOME



\$93,972

Median Household Income



\$41,825

Per Capita Income



\$192,872

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (22.2%)

The smallest group: \$15,000 - \$24,999 (2.6%)

| Indicator ▲ | Value | Difference | |
|-----------------------|-------|------------|-----------------------------------|
| <\$15,000 | 2.7% | -5.6% | <div style="width: 2.7%;"></div> |
| \$15,000 - \$24,999 | 2.6% | -4.7% | <div style="width: 2.6%;"></div> |
| \$25,000 - \$34,999 | 5.7% | -5.4% | <div style="width: 5.7%;"></div> |
| \$35,000 - \$49,999 | 13.9% | -2.2% | <div style="width: 13.9%;"></div> |
| \$50,000 - \$74,999 | 12.0% | -3.8% | <div style="width: 12.0%;"></div> |
| \$75,000 - \$99,999 | 16.2% | +5.1% | <div style="width: 16.2%;"></div> |
| \$100,000 - \$149,999 | 22.2% | +6.5% | <div style="width: 22.2%;"></div> |
| \$150,000 - \$199,999 | 10.5% | +3.6% | <div style="width: 10.5%;"></div> |
| \$200,000+ | 14.1% | +6.4% | <div style="width: 14.1%;"></div> |



DEMOGRAPHICS - THREE MILE

1117 Highway 96, Suite 112
Kathleen, Houston County, Georgia 31047

KEY FACTS

35,964
Population



2.8
Average Household Size

35.3

Median Age

\$90,050

Median Household Income

EDUCATION

5%

No High School Diploma



21%
High School Graduate



34%
Some College



40%
Bachelor's/Grad/Prof Degree

BUSINESS



462

Total Businesses



5,057

Total Employees

EMPLOYMENT



67%
White Collar



19%
Blue Collar



14%
Services

12.0%

Unemployment Rate

INCOME



\$90,050

Median Household Income



\$39,666

Per Capita Income



\$163,825

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (23.1%)

The smallest group: \$15,000 - \$24,999 (2.9%)

| Indicator ▲ | Value | Difference | |
|-----------------------|-------|------------|-----------------------------------|
| <\$15,000 | 4.3% | -4.0% | <div style="width: 4.3%;"></div> |
| \$15,000 - \$24,999 | 2.9% | -4.4% | <div style="width: 2.9%;"></div> |
| \$25,000 - \$34,999 | 6.1% | -5.0% | <div style="width: 6.1%;"></div> |
| \$35,000 - \$49,999 | 13.1% | -3.0% | <div style="width: 13.1%;"></div> |
| \$50,000 - \$74,999 | 14.0% | -1.8% | <div style="width: 14.0%;"></div> |
| \$75,000 - \$99,999 | 14.3% | +3.2% | <div style="width: 14.3%;"></div> |
| \$100,000 - \$149,999 | 23.1% | +7.4% | <div style="width: 23.1%;"></div> |
| \$150,000 - \$199,999 | 10.4% | +3.5% | <div style="width: 10.4%;"></div> |
| \$200,000+ | 11.7% | +4.0% | <div style="width: 11.7%;"></div> |



DEMOGRAPHICS - FIVE MILE

1117 Highway 96, Suite 112
Kathleen, Houston County, Georgia 31047

KEY FACTS

76,379

Population



2.6

Average Household Size

36.2

Median Age

\$75,622

Median Household Income

EDUCATION

6%

No High School Diploma



24%

High School Graduate



35%

Some College



35%

Bachelor's/Grad/Prof Degree

BUSINESS



1,769

Total Businesses



18,491

Total Employees

EMPLOYMENT



66%

White Collar



21%

Blue Collar



14%

Services

12.4%

Unemployment Rate

INCOME



\$75,622

Median Household Income



\$37,679

Per Capita Income



\$118,989

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (19.5%)

The smallest group: \$15,000 - \$24,999 (5.2%)

| Indicator ▲ | Value | Difference | |
|-----------------------|-------|------------|-----------------------------------|
| <\$15,000 | 5.5% | -2.8% | <div style="width: 5.5%;"></div> |
| \$15,000 - \$24,999 | 5.2% | -2.1% | <div style="width: 5.2%;"></div> |
| \$25,000 - \$34,999 | 8.9% | -2.2% | <div style="width: 8.9%;"></div> |
| \$35,000 - \$49,999 | 15.1% | -1.0% | <div style="width: 15.1%;"></div> |
| \$50,000 - \$74,999 | 14.9% | -0.9% | <div style="width: 14.9%;"></div> |
| \$75,000 - \$99,999 | 12.8% | +1.7% | <div style="width: 12.8%;"></div> |
| \$100,000 - \$149,999 | 19.5% | +3.8% | <div style="width: 19.5%;"></div> |
| \$150,000 - \$199,999 | 8.5% | +1.6% | <div style="width: 8.5%;"></div> |
| \$200,000+ | 9.6% | +1.9% | <div style="width: 9.6%;"></div> |