

Second-Generation Restaurant
1508 Sam Nunn Boulevard
Perry, GA 31069



Summary

Area Info

City Info

Photos

Aerial

Site Map



SALE PRICE: \$1,875,000 | LEASE PRICE: \$50.00/SF NNN

Tenant responsible for all operating expenses

CONTACT

Wendy H Pierce, RPA
478-746-9421 Office
478-335-1254 Cell
wpierce@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

PROPERTY INFORMATION

BUILDING

Property Address: 1508 Sam Nunn Boulevard
Perry, GA 31069

Total Size: 2,360 SF

Year Built: 2017

Frontage: 160’

Utilities: All Available

Parking: Paved, ample

Traffic Count: Sam Nunn Boulevard - 5,760 VPD
I-75 - 67,800 VPD

SITE

Site Size: 0.69 Acres

Parcel ID: 0P0400 020000

County: Houston

Zoning: C-1

Demographics 2025	3 Mile	5 Miles	7 Miles
Population	15,997	27,788	50,176
Avg HH Income	\$86,433	\$103,146	\$121,405
Median Age	38.2	37.4	36.8

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This former Popeye's restaurant is 2,360 SF situated on 0.69 Acre corner lot, with all utilities available to site. Built in 2017 and zoned C-1, this property has 160' frontage on Sam Nunn Boulevard, a main thoroughfare leading directly into the heart of downtown Perry. The restaurant equipment can be purchased separately, please contact agent for further details.

Strategically situated along the bustling I-75 corridor, this location sees exposure to a significant flow of traffic. The placement near key transportation networks, including four I-75 interchanges, offers unparalleled accessibility.

Located 1.5 miles from downtown Perry, 3 miles from the Georgia National Fairgrounds and Agricultural Center, and 22 miles from Robins Air Force Base. Businesses in the area include Kroger, Walmart, Chick-fil-A, Zaxby's, Huey Magoo's, Taco Bell, Dunkin' Donuts, Burger King, Wendy's, and McDonalds, as well as many hotels and other national restaurant and retail businesses.



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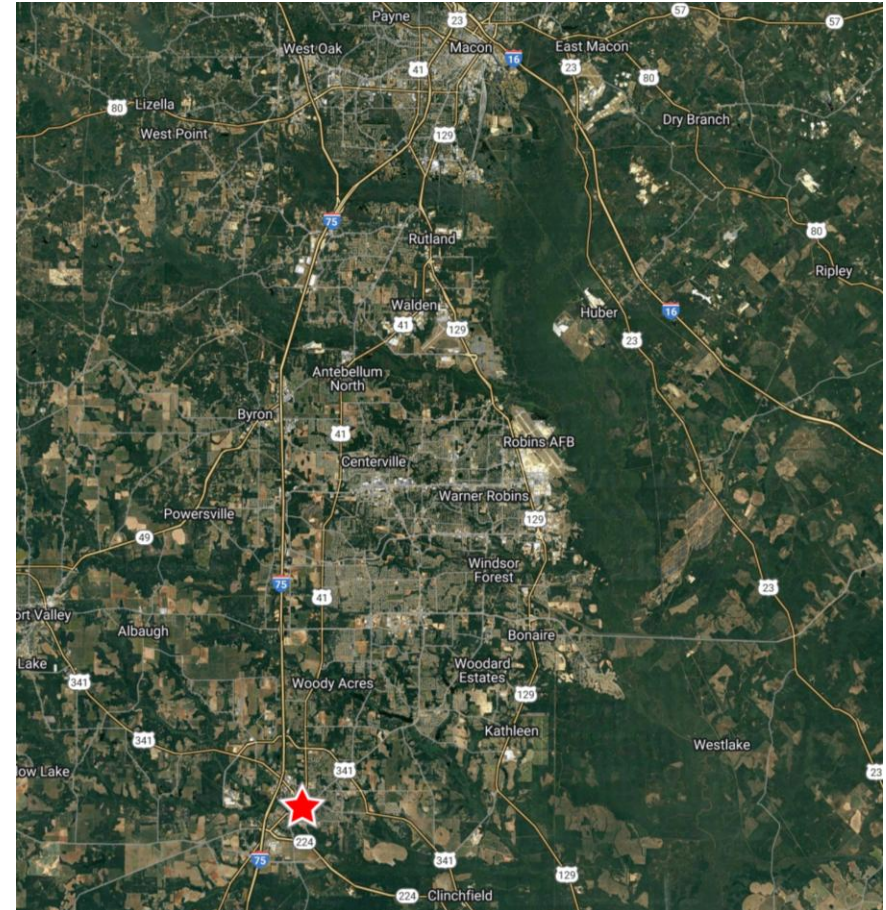
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Perry: “Where Georgia Comes Together”

Perry is more than just a thoroughfare; it's a rapidly growing community, recognized as one of the best places to live in Georgia. The population has seen significant growth in recent years, demonstrating a robust and expanding consumer base.

This growth is fueled by diverse factors, including:

- Proximity to Robins Air Force Base: Drawing a steady influx of military personnel and their families, adding to the local population's dynamism.
- A Robust Economy: Supported by major employers like Frito-Lay and Interfor, along with burgeoning industries like agriculture technology, creates a stable and diverse economic environment.
- An Expanding Housing Market: Indicative of continued residential growth and attracting new residents to the area.
- High Quality of Life: Perry's commitment to safety, excellent schools, a charming historic downtown, and recreational amenities makes it an appealing place to live and raise a family.
- A Welcoming Atmosphere: The city actively supports and encourages economic development, making it an advantageous business environment.



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