

COMMERCIAL GROUND LEASE - 1.58 ACRES TOTAL (DIVISIBLE)

1320 & 1334 SAM NUNN BLVD - 702/703/704 WALCOTT ST - 702 JOE LOUIS DR
PERRY, HOUSTON COUNTY, GEORGIA 31069



HAL HARPER, CCIM
BROKER

478.951.3991 CELL
HHARPER@CBCGEORGIA.COM
CBCMACON.COM

990 RIVERSIDE DRIVE
MACON, GA 31201
478.746.8171 OFFICE

GROUND LEASE

CONTACT AGENT FOR RATE



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification.

Created 4/30/25



PROPERTY OVERVIEW

- 1.58 Acres Total (6 Lots); Divisible
- 1320 Sam Nunn: 40'± Frontage on Sam Nunn; 450'± Depth on Walcott
- 1334 Sam Nunn: 100'± Frontage on Sam Nunn Boulevard; 65'± Depth
- Zoned C2 & R3
- All public utilities available to the site
- Multi-year ground lease available

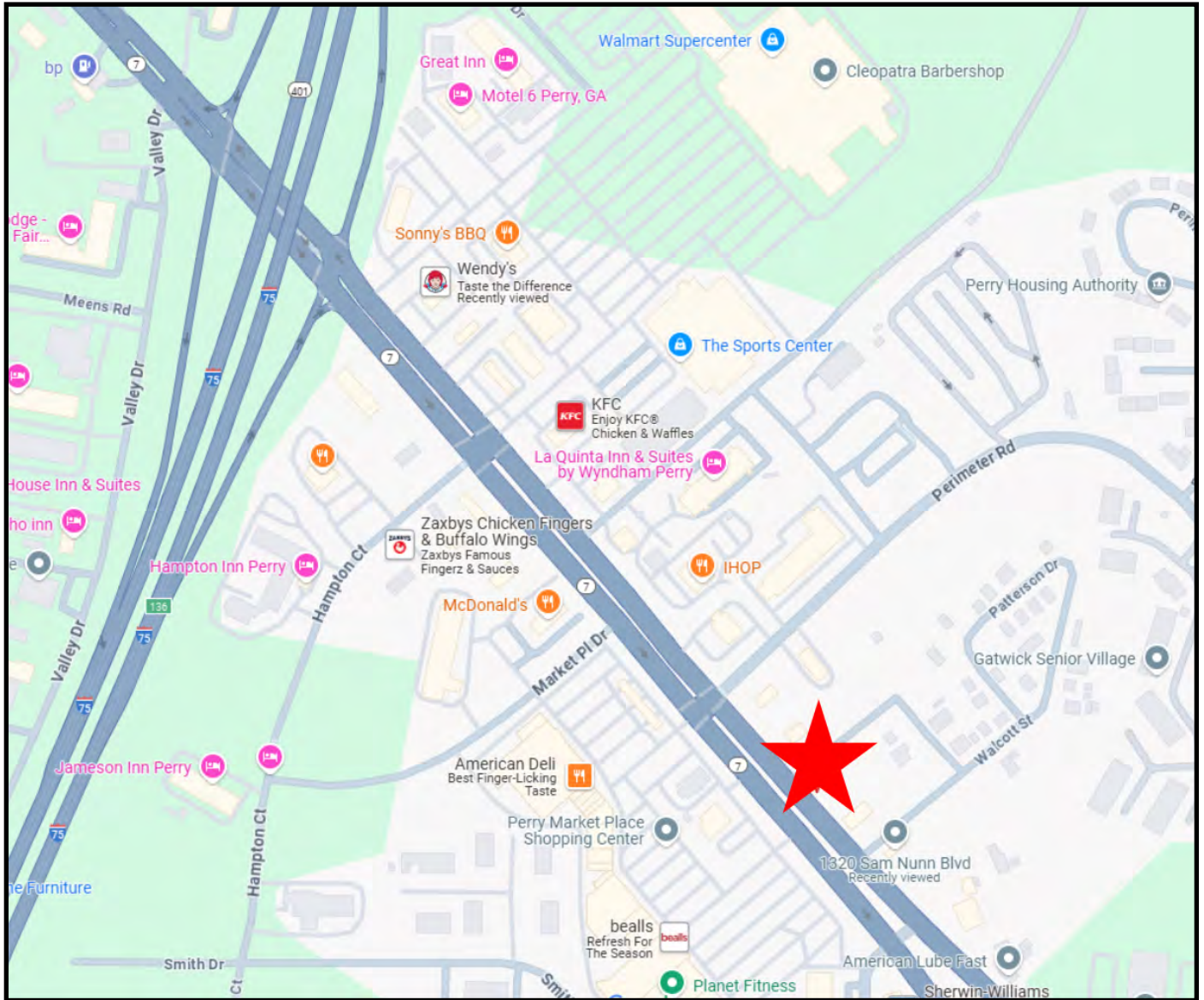
LOCATION OVERVIEW

- High traffic location - 11,200± AVG VPD (2023 GDOT)
- Excellent Visibility
- Adjacent to Cook Out and AT&T
- Property is surrounded by major retailers..... Kroger • Red Lobster • Cook Out • AT&T McDonald's • IHOP • Captain D's • Zaxby's Walmart • Sonny's BBQ • Longhorn
- Located less than a mile from Interstate 75 and Downtown Perry

HAL HARPER, CCIM
478.951.3991 CELL
HHARPER@CBCGEORGIA.COM
CBCMACON.COM



1320 & 1334 SAM NUNN BLVD • 702, 703 & 704 WALCOTT ST • 702 JOE LOUIS DR
PERRY, HOUSTON COUNTY, GEORGIA 31069

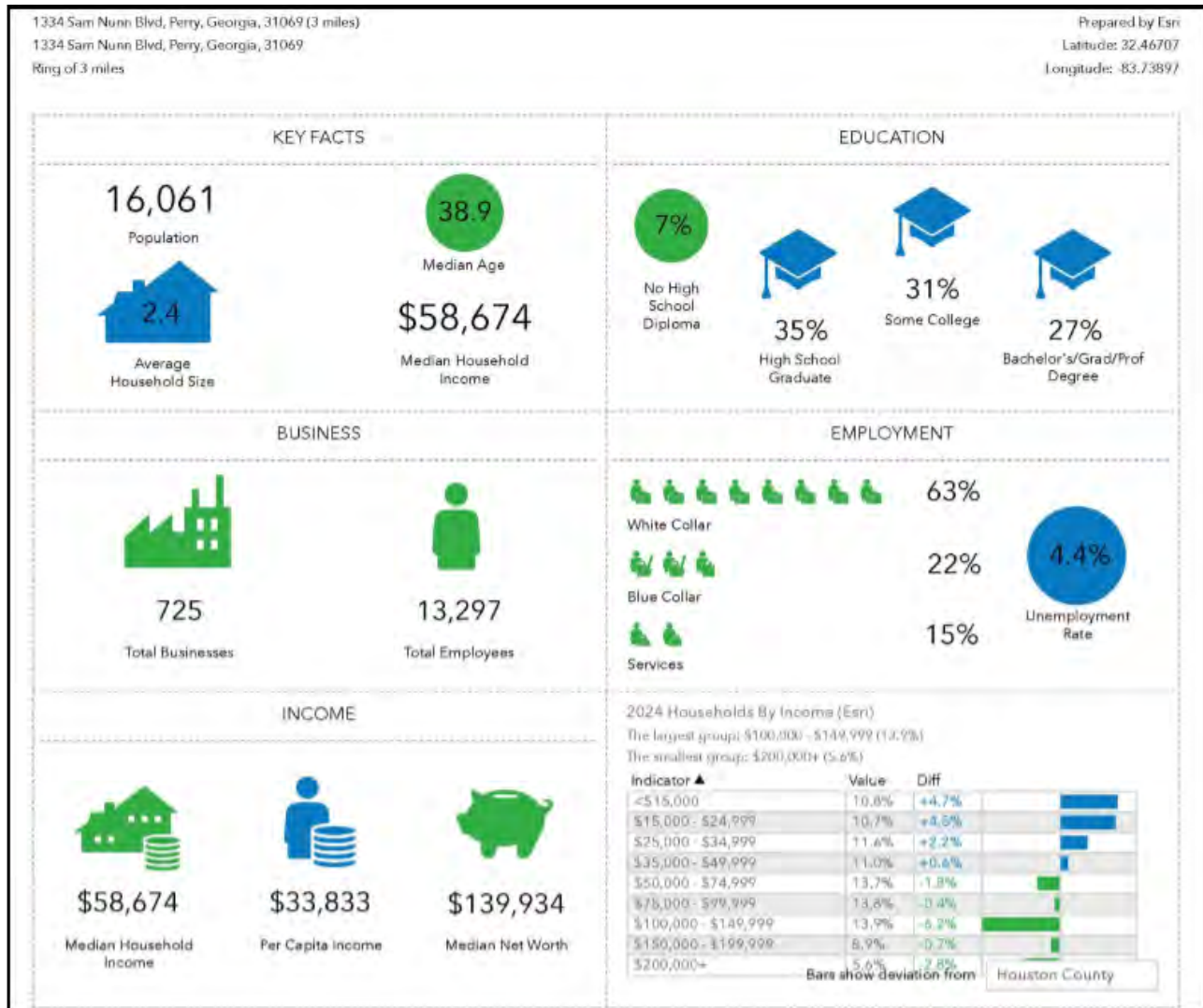


HAL HARPER, CCIM
478.951.3991 CELL
HHARPER@CBCGEORGIA.COM
CBCMACON.COM

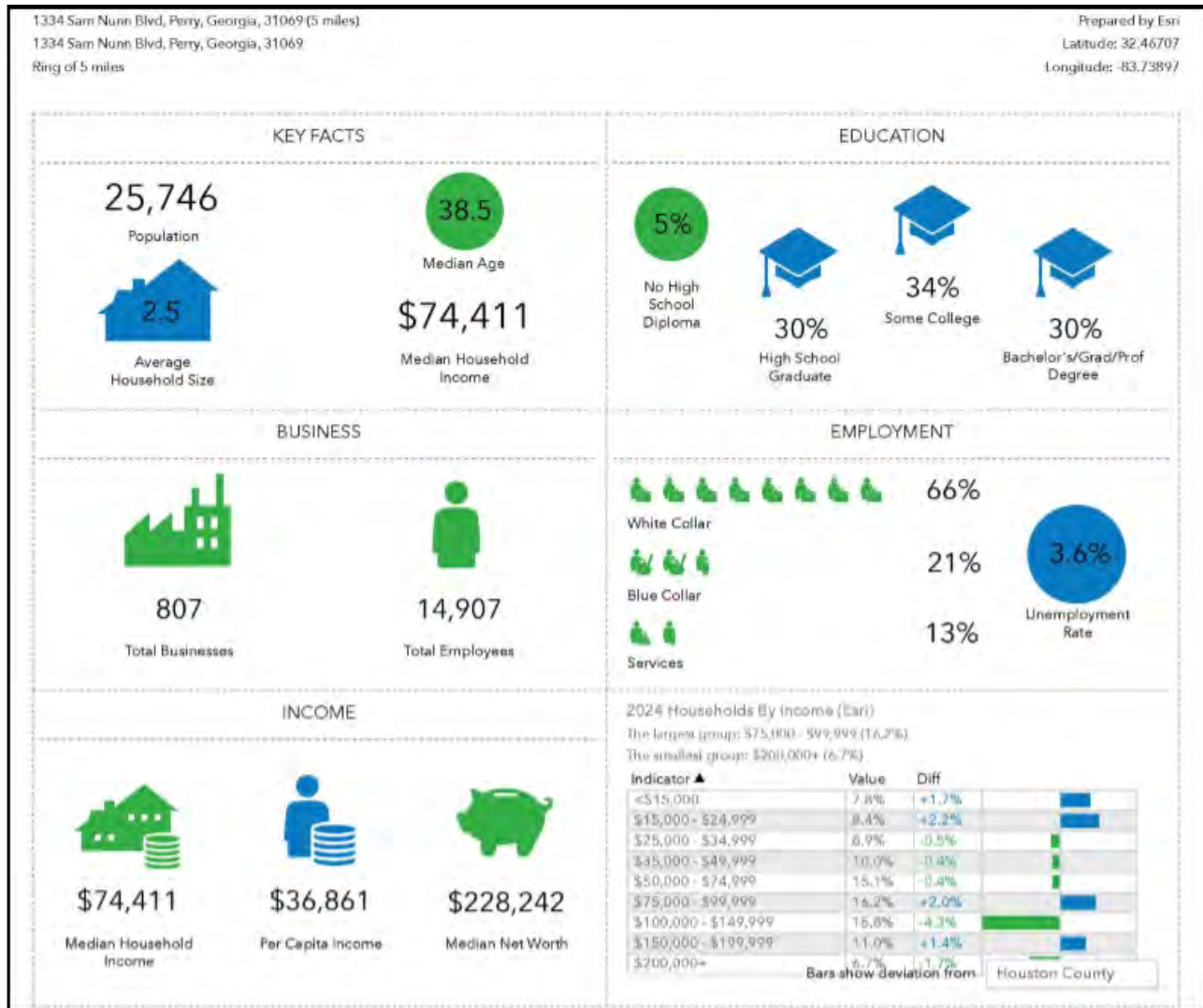


**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

DEMOGRAPHICS - 3 MILE



DEMOGRAPHICS - 5 MILE



DEMOGRAPHICS - 10 MILE

