

# Vacant Popeyes

1508 Sam Nunn Blvd | Perry, GA 31069  
\$1,600,000



📍 125 Newtown Rd, Suite 300  
Plainview, NY 11803

☎ (516) 864.8000

🌐 [www.SilberProperties.com](http://www.SilberProperties.com)

📍 875 Prospect St, Suite 222  
La Jolla, CA 92037

☎ (858) 348.8700

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# Building Info

Building Size:	2,360 SF
Lot Size:	0.69 Acres
Drive Thru:	Yes
Parking:	26 Spaces
Year Built:	2017
Zoning:	C1
Class:	B
Taxes:	\$4.07/SF (2025)
Price:	\$1,600,000



## Highlights

- Corner Lot of Sam Nunn Blvd and Mason Terrace
- Drive thru location
- Strong traffic counts on Sam Nunn Blvd
- Property is strategically positioned in a dense retail corridor

**\*\*\*\*Property can also be made available for lease. Please inquire for more details\*\*\*\***

401



I-75 - 64,700 VPD

401



7

Sam Nunn Blvd - 17,408 VPD

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NEIGHBORHOOD AERIAL



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POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	2,318	14,728	25,469
2025 POPULATION	2,675	16,667	29,117
2030 POPULATION PROJECTION	2,857	17,738	31,025
ANNUAL GROWTH 2020-2025	3.10%	2.60%	2.90%
ANNUAL GROWTH 2025-2030	1.40%	1.30%	1.30%



WHITE	1,201	9,197	17,682
BLACK	1,260	5,964	8,500
AMERICAN INDIAN/ALASKAN NATIVE	0	0	6
ASIAN	34	268	513
HAWAIIAN & PACIFIC ISLANDER	0	0	0
TWO OR MORE RACES	180	1,238	2,415
HISPANIC ORIGIN	99	678	1,443

2020 HOUSEHOLDS	1,046	5,793	9,641
2025 HOUSEHOLDS	1,210	6,585	11,065
2030 HOUSEHOLD PROJECTION	1,294	7,018	11,805
ANNUAL GROWTH 2020-2025	3.80%	3.70%	3.90%
ANNUAL GROWTH 2025-2030	1.40%	1.30%	1.30%
OWNER OCCUPIED HOUSEHOLDS	504	4,146	8,371
RENTER OCCUPIED HOUSEHOLDS	790	2,872	3,435
AVG HOUSEHOLD INCOME	\$75,245	\$80,073	\$95,302
MEDIAN HOUSEHOLD INCOME	\$66,195	\$67,471	\$80,753



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