



# Heritage Commercial Realty, Inc.

Serving your commercial real estate needs since 1984.

Suite 225, 5579-B Chamblee Dunwoody Road, Atlanta, Georgia 30338

P. O. Box 683 ♦ Greensboro, Georgia 30642

Phone: 770-395-9111 ♦ Email: hcrinc@windstream.net



## PROPERTY DETAILS

Both buildings are very attractive brick front each with 5,000 square foot retail/warehouse or showroom. Each building sits on 0.51 acre. Nice tenant improvements. "Move In" condition. Great parking. Great visibility. Zoned C-1 for automotive, urgent care, furniture, offices, gun and/or archery ranges and retail commercial uses. Flexible terms.

Each property is priced at \$250,000  
The lease rate per building is \$2,500 per month NNN  
(\$2,370± annual property taxes)

## FOR SALE or LEASE

# 892 & 888 HARMONY ROAD

(0.6 mile west of the pyramid)

Eatonton (Lake Oconee), Putnam County, Georgia

## 2013 Georgia DOT (latest available) Traffic Counts

Harmony Road west of site: 3,130  
Old Phoenix Road east of site: 3,400  
Lake Oconee Parkway (Hwy 44) north: 6,980  
Lake Oconee Parkway (Hwy. 44) south: 5,710

## Demographics

### 10 MILE DEMOGRAPHICS:

#### 2015 Estimates:

Population: 20,003

Households: 8,523

#### (2020 Projections)

Population: 21,256

Households: 9,167

#### Avg. HH Income (2015 Est.):

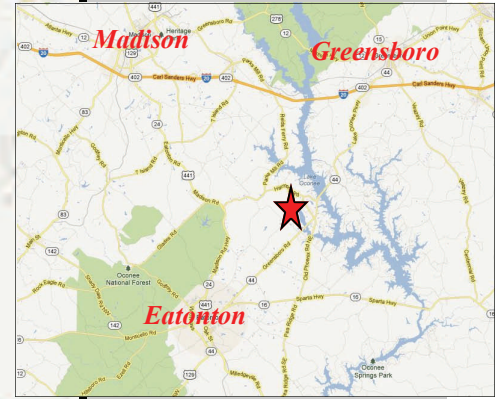
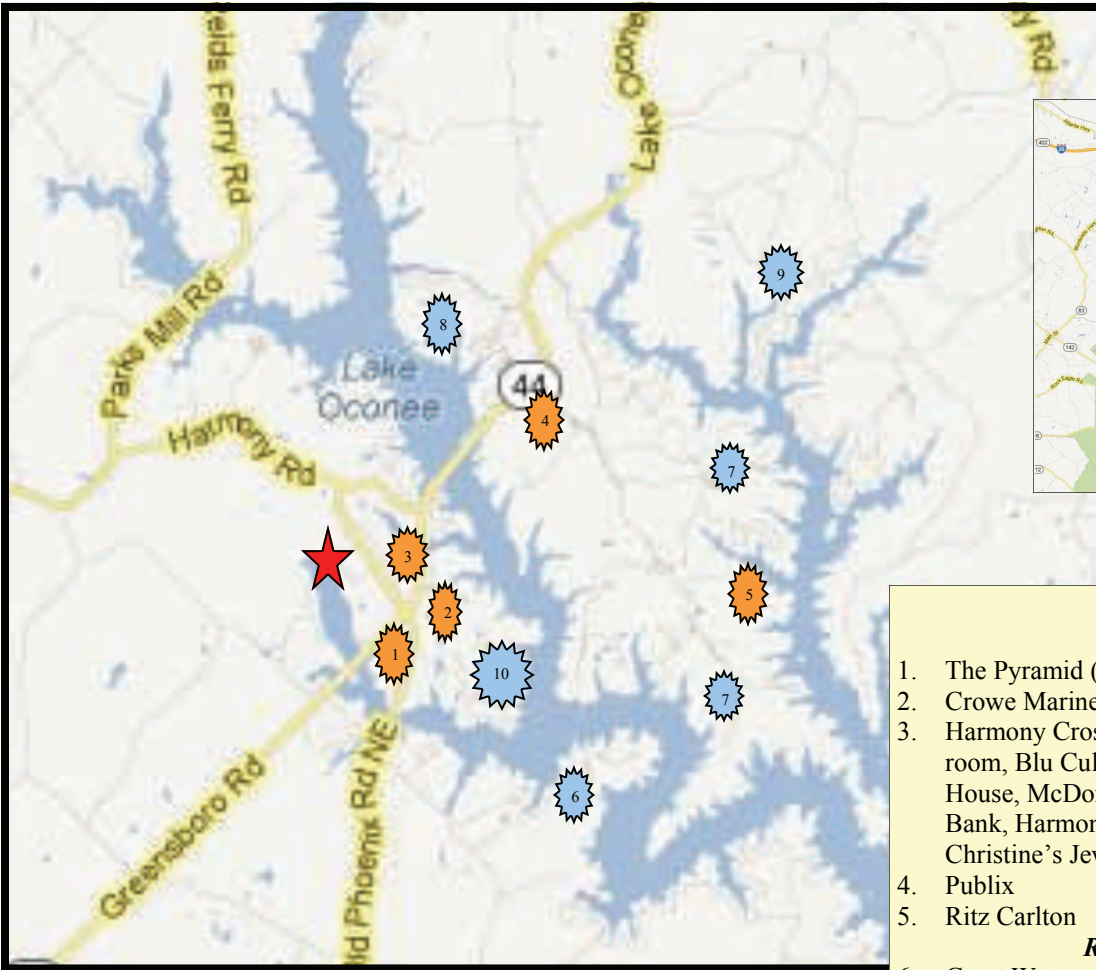
1 Mile: \$82,127

5 Mile: \$102,449

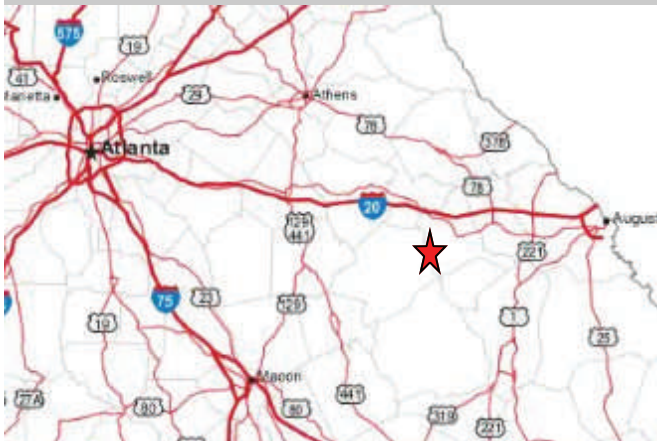
10 Mile: \$78,412



**For additional information, contact:  
JERRY PRESCOTT - 770-395-9111**



- RETAIL:**
1. The Pyramid (area landmark)
  2. Crowe Marine
  3. Harmony Crossing (including Mellow Mushroom, Blu Culina, Dalton Carpets, Waffle House, McDonalds, Farmers & Merchants Bank, Harmony Pet Resort, Salon Essentials, Christine's Jewelers and many more!)
  4. Publix
  5. Ritz Carlton
- RESIDENTIAL:**
6. Great Waters
  7. Reynolds Plantation
  8. Reynolds Landing
  9. Harbor Club
  10. Cuscowilla



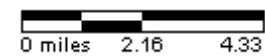
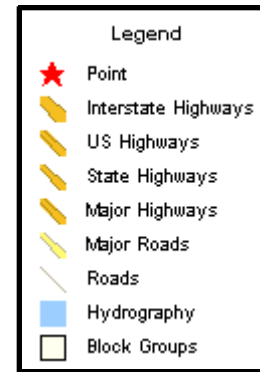
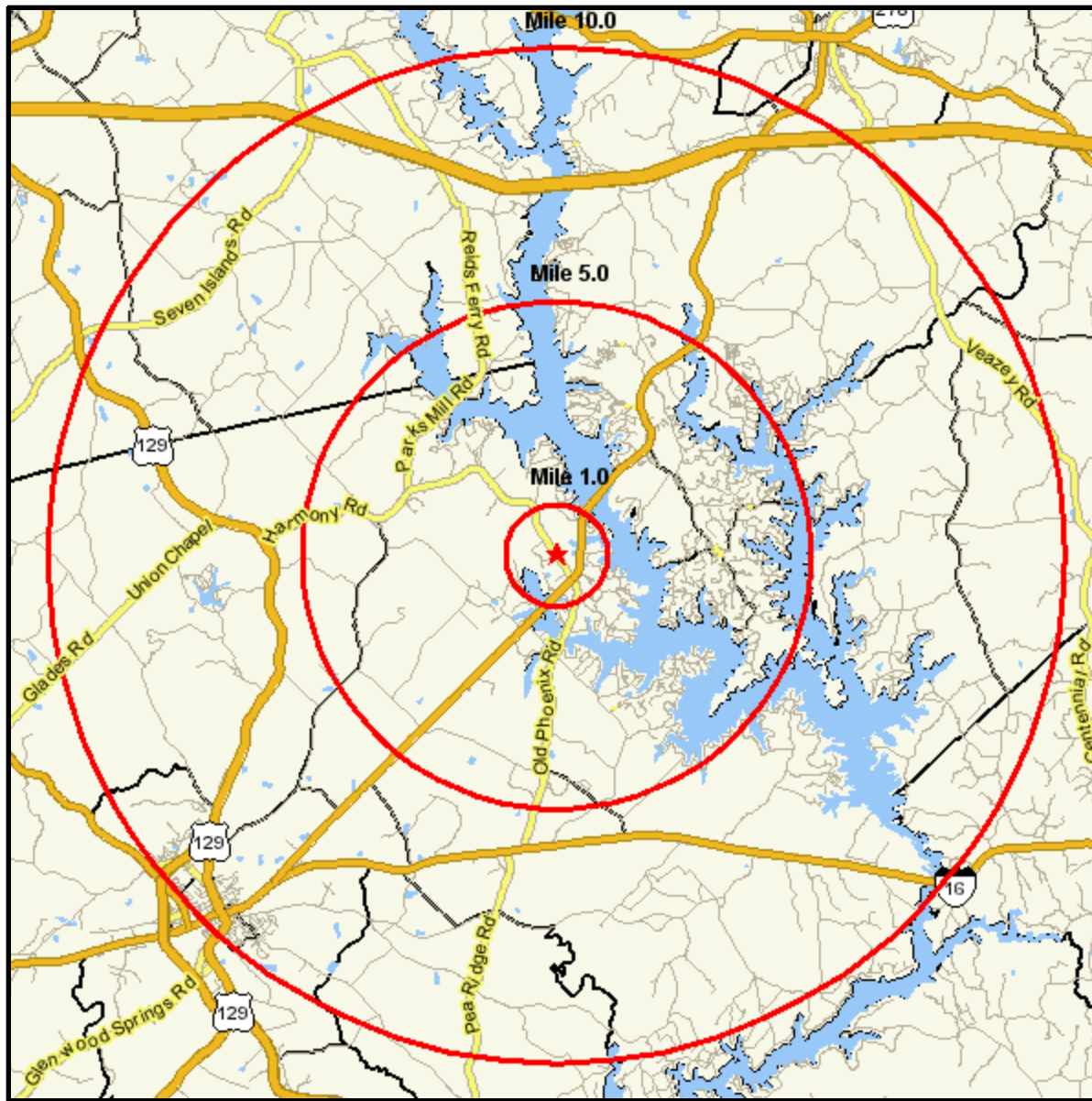
For additional information, contact: **JERRY PRESCOTT** 770-395-9111 or 770-595-9289



**Heritage Commercial Realty, Inc.** ♦ Serving your commercial real estate needs since 1984.

# Area Map

892 HARMONY RD  
EATONTON, GA 31024-5840  
Coord: 33.427979, -83.273961  
Radius - See Appendix for Details



## Pop-Facts: Demographic Quick Facts 2015 Report

**Radius 1: 892 HARMONY RD, EATONTON, GA 31024-5840, aggregate**

**Radius 2: 892 HARMONY RD, EATONTON, GA 31024-5840, aggregate**

**Radius 3: 892 HARMONY RD, EATONTON, GA 31024-5840, aggregate**

Description	0.00 - 1.00 miles		0.00 - 5.00 miles		0.00 - 10.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2020 Projection	584		9,655		21,256	
2015 Estimate	528		8,678		20,003	
2010 Census	471		7,624		18,850	
2000 Census	281		4,598		15,286	
Growth 2000 - 2010	67.46%		65.82%		23.32%	
Growth 2010 - 2015	12.05%		13.82%		6.12%	
Growth 2015 - 2020	10.55%		11.25%		6.26%	

### Households

2020 Projection	261		4,450		9,167	
2015 Estimate	234		3,965		8,523	
2010 Census	206		3,431		7,878	
2000 Census	122		1,907		5,938	
Growth 2000 - 2010	68.67%		79.94%		32.66%	
Growth 2010 - 2015	13.56%		15.59%		8.20%	
Growth 2015 - 2020	11.44%		12.21%		7.56%	

### 2015 Est. Population by Single-Classification Race

	528		8,678		20,003	
White Alone	444	84.09	7,587	87.43	14,425	72.11
Black or African American Alone	52	9.85	665	7.66	4,326	21.63
American Indian and Alaska Native Alone	1	0.19	13	0.15	49	0.24
Asian Alone	4	0.76	81	0.93	139	0.69
Native Hawaiian and Other Pacific Islander Alone	0	0.00	0	0.00	12	0.06
Some Other Race Alone	19	3.60	225	2.59	798	3.99
Two or More Races	8	1.52	108	1.24	255	1.27

### 2015 Est. Population by Ethnicity (Hispanic or Latino)

	528		8,678		20,003	
Hispanic or Latino	30	5.68	386	4.45	1,212	6.06
Not Hispanic or Latino	498	94.32	8,292	95.55	18,791	93.94

### 2015 Occupied Housing Units by Tenure

	234		3,965		8,523	
Owner-Occupied	190	81.20	3,386	85.40	6,778	79.53
Renter-Occupied	45	19.23	579	14.60	1,745	20.47

### 2015 Average Household Size

	2.26		2.19		2.33	
--	------	--	------	--	------	--



## Pop-Facts: Demographic Quick Facts 2015 Report

**Radius 1: 892 HARMONY RD, EATONTON, GA 31024-5840, aggregate**

**Radius 2: 892 HARMONY RD, EATONTON, GA 31024-5840, aggregate**

**Radius 3: 892 HARMONY RD, EATONTON, GA 31024-5840, aggregate**

Description	0.00 - 1.00 miles		0.00 - 5.00 miles		0.00 - 10.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%

2015 Est. Households by Household Income	234		3,965		8,523	
Income < \$15,000	25	10.68	304	7.67	1,037	12.17
Income \$15,000 - \$24,999	27	11.54	437	11.02	1,275	14.96
Income \$25,000 - \$34,999	19	8.12	314	7.92	852	10.00
Income \$35,000 - \$49,999	40	17.09	526	13.27	1,259	14.77
Income \$50,000 - \$74,999	37	15.81	583	14.70	1,282	15.04
Income \$75,000 - \$99,999	25	10.68	432	10.90	801	9.40
Income \$100,000 - \$124,999	16	6.84	292	7.36	536	6.29
Income \$125,000 - \$149,999	15	6.41	258	6.51	395	4.63
Income \$150,000 - \$199,999	12	5.13	331	8.35	458	5.37
Income \$200,000 - \$249,999	6	2.56	167	4.21	214	2.51
Income \$250,000 - \$499,999	8	3.42	215	5.42	277	3.25
Income \$500,000+	3	1.28	105	2.65	136	1.60

2015 Est. Average Household Income	\$82,127	\$102,449	\$78,412
------------------------------------	----------	-----------	----------

2015 Est. Median Household Income	\$53,949	\$67,204	\$48,064
-----------------------------------	----------	----------	----------

2015 Median HH Inc. by Single-Classification Race						
White Alone	61,727		74,291		61,421	
Black or African American Alone	26,833		29,914		23,669	
American Indian and Alaska Native Alone	42,500		17,052		28,061	
Asian Alone	20,701		21,454		21,680	
Native Hawaiian and Other Pacific Islander Alone	0		0		73,309	
Some Other Race Alone	22,503		21,741		21,893	
Two or More Races	50,663		46,675		46,574	
Hispanic or Latino	84,549		76,376		39,709	
Not Hispanic or Latino	51,287		66,859		48,510	

