



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



2016 Georgia DOT Traffic Counts

Harmony Road west of site: 3,450
Old Phoenix Road east of site: 3,770
Lake Oconee Parkway (Hwy 44) north: 12,500
Lake Oconee Parkway (Hwy. 44) south: 5,590

FOR SALE

892 HARMONY ROAD

Currently leased thru Dec. 2020

FOR SALE

888 HARMONY ROAD

Currently leased thru March 2019

Eatonton (Lake Oconee), Putnam County, Georgia

Each property is priced at \$250,000

(\$2,370± annual property taxes)

Demographics from Hwy 44 & Harmony Road

10 MILE DEMOGRAPHICS:

2017 Estimates:

Population: 20,002

Households: 8,577

(2022 Projections)

Population: 21,224

Households: 9,193

Avg. HH Income (2017 Est.):

3 Mile: \$113,409

5 Mile: \$120,827

10 Mile: \$93,904

PROPERTY DETAILS

Located 0.6 mile west of “the Pyramid”, both buildings are 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.

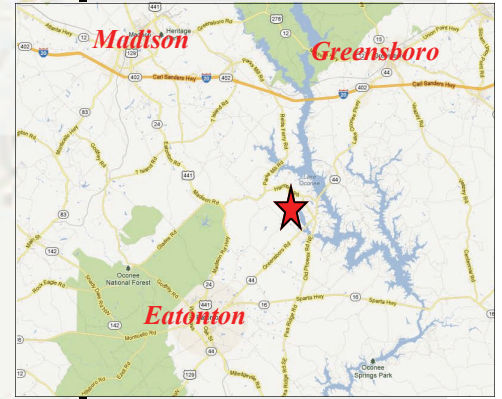
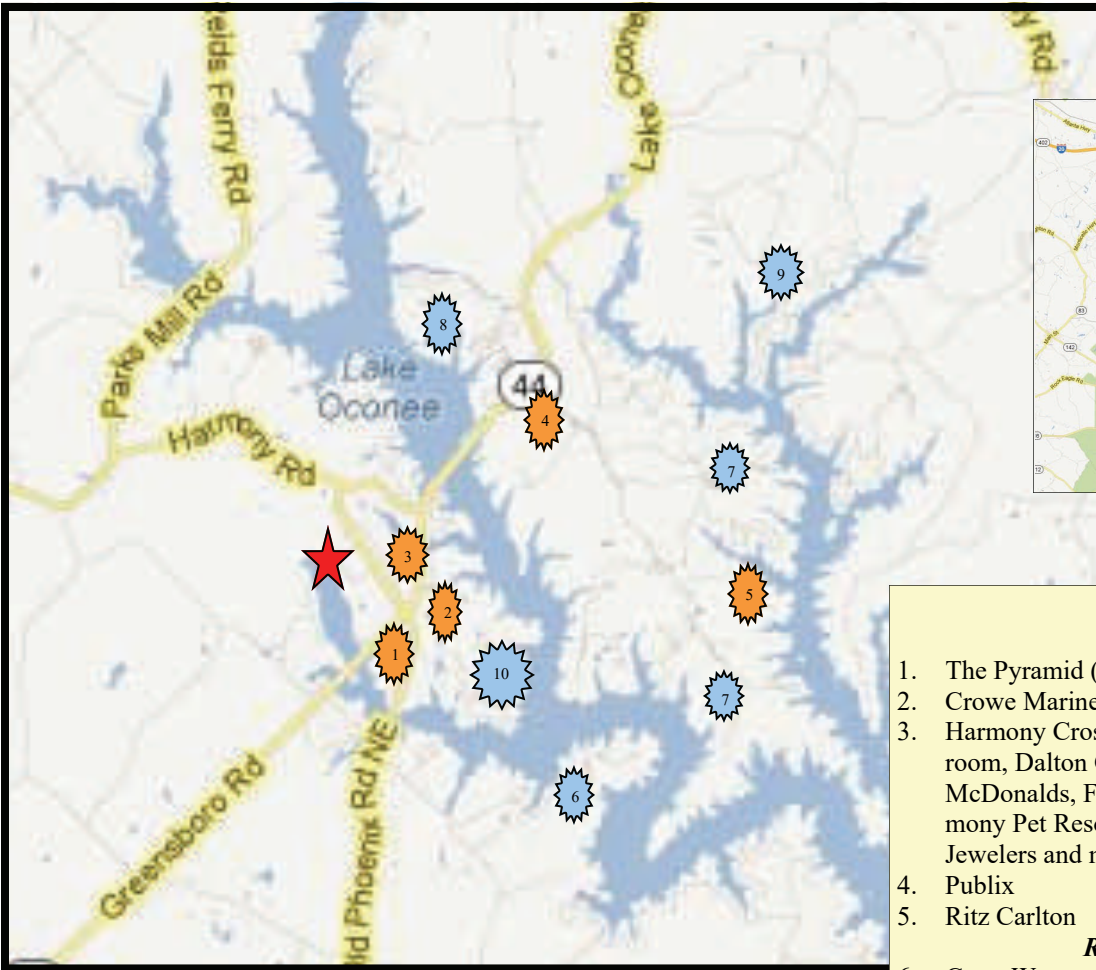
Great parking. Great visibility.

Zoned C-1 for automotive, urgent care, furniture, offices, and other retail commercial uses.

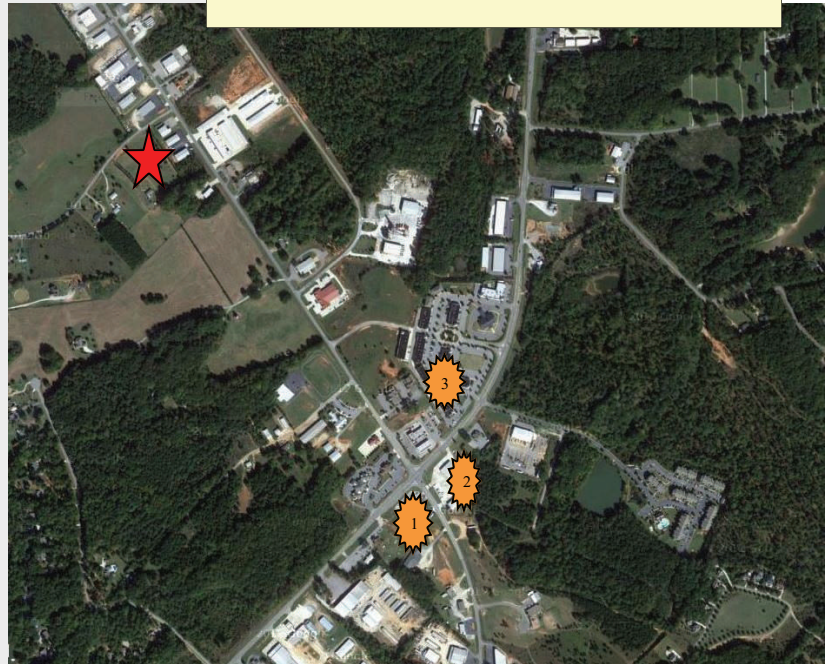
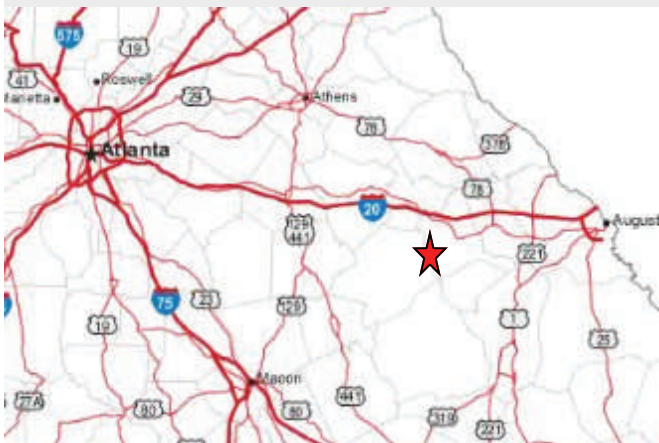
Flexible terms.

For additional information, contact:

JERRY PRESCOTT ♦ 770-395-9111



- RETAIL:**
1. The Pyramid (area landmark)
 2. Crowe Marine
 3. Harmony Crossing (including Mellow Mushroom, 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

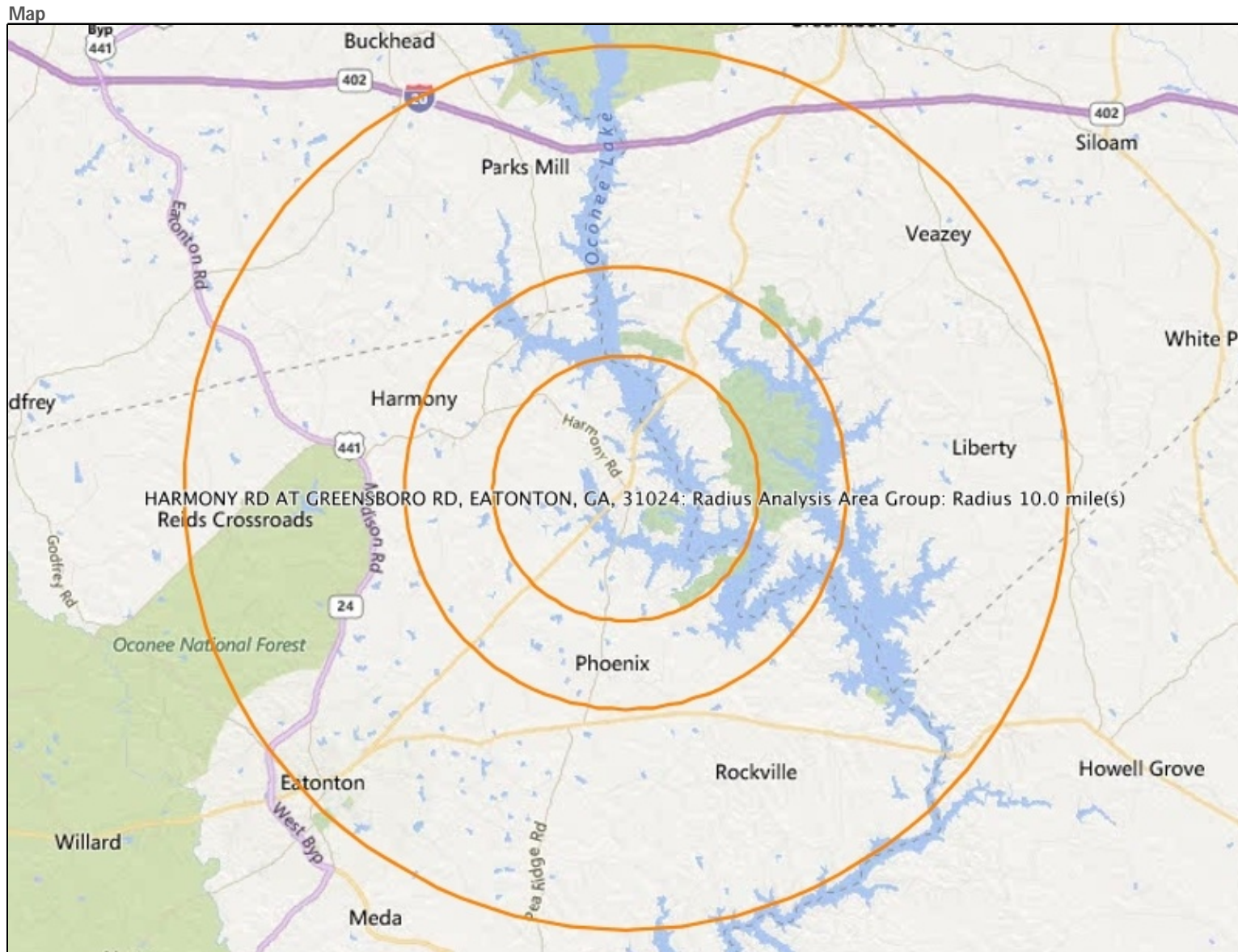


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GA-Eatonton-HarmonyCrossing-Demos



HARMONY RD AT GREENSBORO RD, EATONTON, GA, 31024

-  Radius 3.0 mile(s)
-  Radius 5.0 mile(s)
-  Radius 10.0 mile(s)

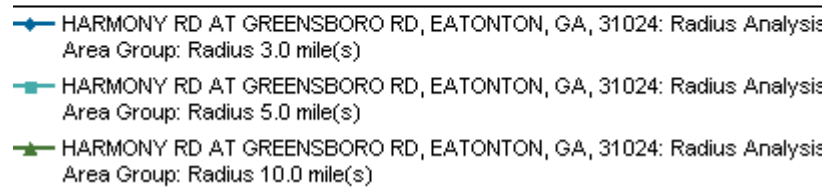
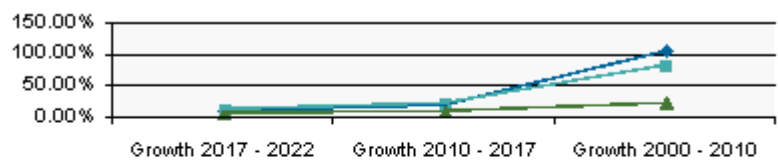
GA-Eatonton-HarmonyCrossing-Demos

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	Total	%	Total	%	Total	%

Pop-Facts Summary

Population

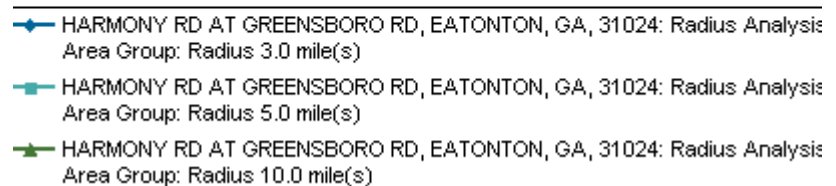
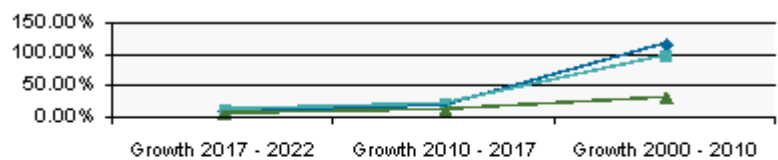
2022 Projection	4,337		9,424		21,224	
2017 Estimate	3,943		8,529		20,002	
2010 Census	3,331		7,073		18,480	
2000 Census	1,618		3,877		15,124	



Growth 2017 - 2022		10.00%		10.50%		6.11%
Growth 2010 - 2017		18.39%		20.59%		8.24%
Growth 2000 - 2010		105.89%		82.41%		22.19%

Households

2022 Projection	1,963		4,356		9,193	
2017 Estimate	1,784		3,921		8,577	
2010 Census	1,505		3,210		7,749	
2000 Census	698		1,631		5,908	

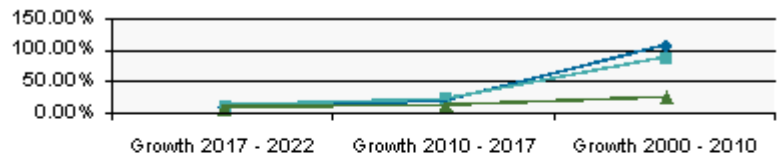


Growth 2017 - 2022		10.02%		11.09%		7.18%
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GA-Eatonton-HarmonyCrossing-Demos

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	Total	%	Total	%	Total	%
Growth 2010 - 2017		18.50%		22.14%		10.68%
Growth 2000 - 2010		115.71%		96.83%		31.16%

Family Households						
2022 Projection		1,497		3,344		6,845
2017 Estimate		1,358		3,005		6,367
2010 Census		1,144		2,451		5,715
2000 Census		553		1,305		4,539



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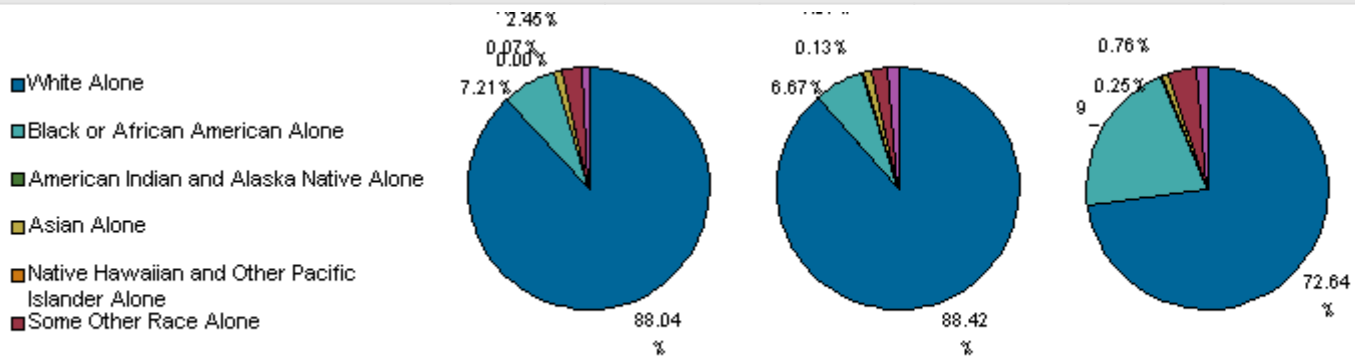
Growth 2017 - 2022		10.22%		11.30%		7.51%
Growth 2010 - 2017		18.74%		22.62%		11.40%
Growth 2000 - 2010		106.76%		87.81%		25.92%

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	Total	%	Total	%	Total	%

Pop-Facts Demographic Quick Facts

2017 Est. Population by Single-Classification Race	3,943	8,529	20,002
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White Alone	3,472	88.04%	7,542	88.42%	14,530	72.64%
Black or African American Alone	284	7.21%	569	6.67%	4,218	21.09%
American Indian and Alaska Native Alone	3	0.07%	11	0.13%	50	0.25%
Asian Alone	47	1.18%	91	1.07%	152	0.76%
Native Hawaiian and Other Pacific Islander Alone	0	0.00%	1	0.01%	14	0.07%
Some Other Race Alone	97	2.45%	199	2.34%	768	3.84%
Two or More Races	42	1.05%	116	1.36%	270	1.35%

2017 Est. Population by Ethnicity (Hispanic or Latino)	3,943	8,529	20,002			
Hispanic or Latino	156	3.96%	347	4.07%	1,165	5.83%
Not Hispanic or Latino	3,787	96.04%	8,182	95.93%	18,837	94.17%

2017 Occupied Housing Units by Tenure	1,784	3,921	8,577			
Owner-Occupied	1,519	85.17%	3,363	85.79%	6,874	80.15%
Renter-Occupied	265	14.83%	557	14.21%	1,703	19.85%

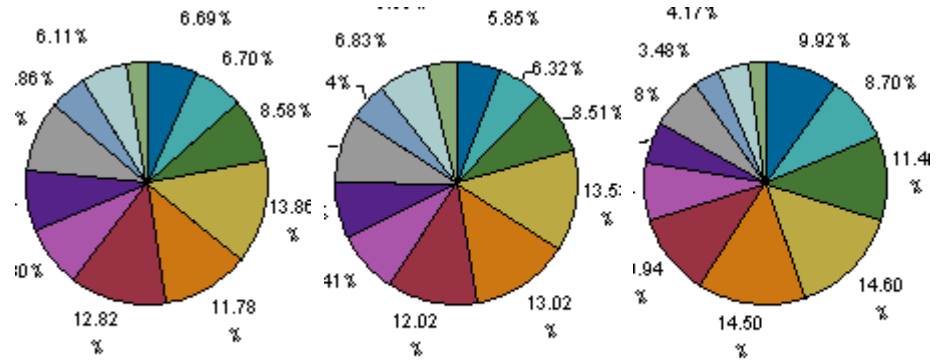
2017 Average Household Size	2.21	2.17	2.31
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2017 Est. Households by Household Income	1,784	3,921	8,577
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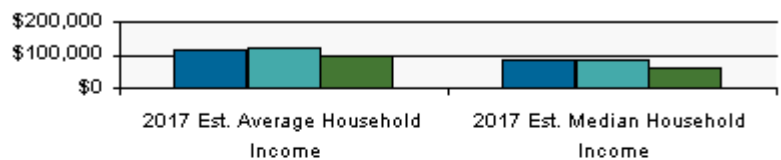
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	Total	%	Total	%	Total	%

- Income < \$15,000
- Income \$15,000 - \$24,999
- Income \$25,000 - \$34,999
- Income \$35,000 - \$49,999
- Income \$50,000 - \$74,999
- Income \$75,000 - \$99,999
- Income \$100,000 - \$124,999
- Income \$125,000 - \$149,999
- Income \$150,000 - \$199,999
- Income \$200,000 - \$249,999
- Income \$250,000 - \$499,999
- Income \$500,000+



Income < \$15,000	119	6.69%	229	5.85%	850	9.92%
Income \$15,000 - \$24,999	120	6.70%	248	6.32%	746	8.70%
Income \$25,000 - \$34,999	153	8.58%	333	8.51%	978	11.40%
Income \$35,000 - \$49,999	247	13.86%	530	13.53%	1,252	14.60%
Income \$50,000 - \$74,999	210	11.78%	511	13.02%	1,244	14.50%
Income \$75,000 - \$99,999	229	12.82%	471	12.02%	938	10.94%
Income \$100,000 - \$124,999	148	8.30%	330	8.41%	651	7.60%
Income \$125,000 - \$149,999	141	7.91%	288	7.35%	490	5.71%
Income \$150,000 - \$199,999	172	9.62%	367	9.36%	573	6.68%
Income \$200,000 - \$249,999	87	4.86%	194	4.94%	298	3.48%
Income \$250,000 - \$499,999	109	6.11%	268	6.83%	358	4.17%
Income \$500,000+	50	2.78%	151	3.86%	198	2.30%

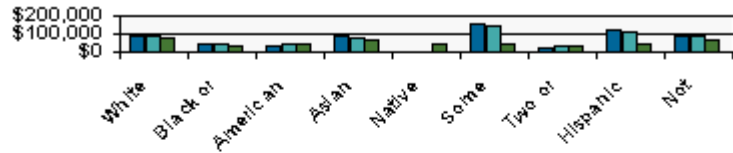


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2017 Est. Average Household Income	\$113,409	\$120,827	\$93,904
2017 Est. Median Household Income	\$79,677	\$80,769	\$59,275

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	Total	%	Total	%	Total	%
2017 Median HH Inc. by Single-Classification Race						



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White Alone	\$85,475	\$86,464	\$72,482
Black or African American Alone	\$33,980	\$37,097	\$30,888
American Indian and Alaska Native Alone	\$33,108	\$43,156	\$35,741
Asian Alone	\$79,100	\$75,343	\$60,976
Native Hawaiian and Other Pacific Islander Alone	\$0	\$0	\$39,074
Some Other Race Alone	\$145,131	\$140,921	\$34,016
Two or More Races	\$21,506	\$24,329	\$25,729
Hispanic or Latino	\$118,561	\$101,898	\$41,044
Not Hispanic or Latino	\$78,956	\$80,568	\$60,557