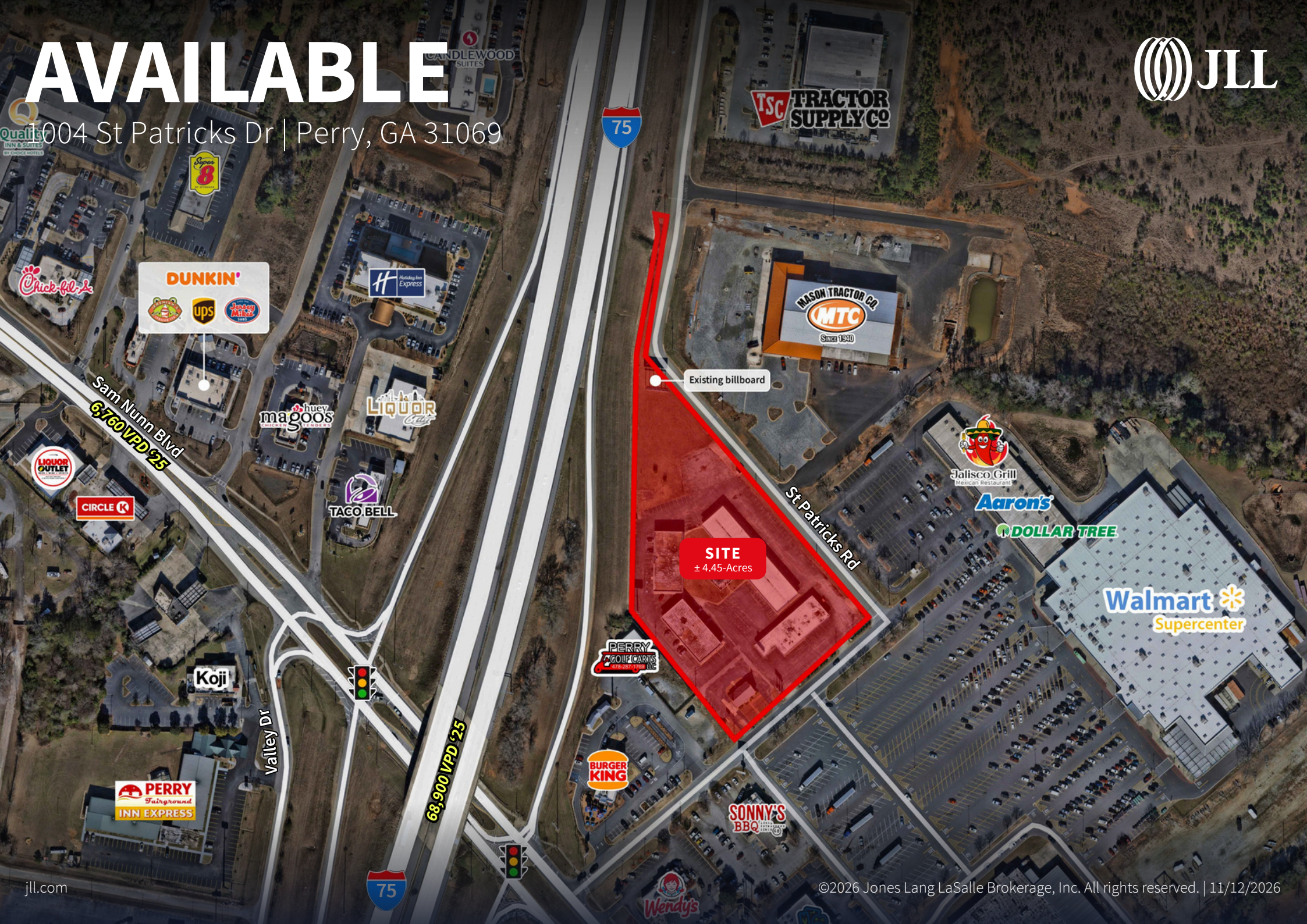
# AVAILABLE

1004 St Patricks Dr | Perry, GA 31069






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**1004 St Patricks Dr / Perry, GA 31069**

View on Google Maps

# Prime Commercial Development Opportunity

Positioned along central Georgia's primary growth corridor, this prime ± 4.45-acre parcel delivers exceptional visibility and strategic access within Perry's thriving commercial core.

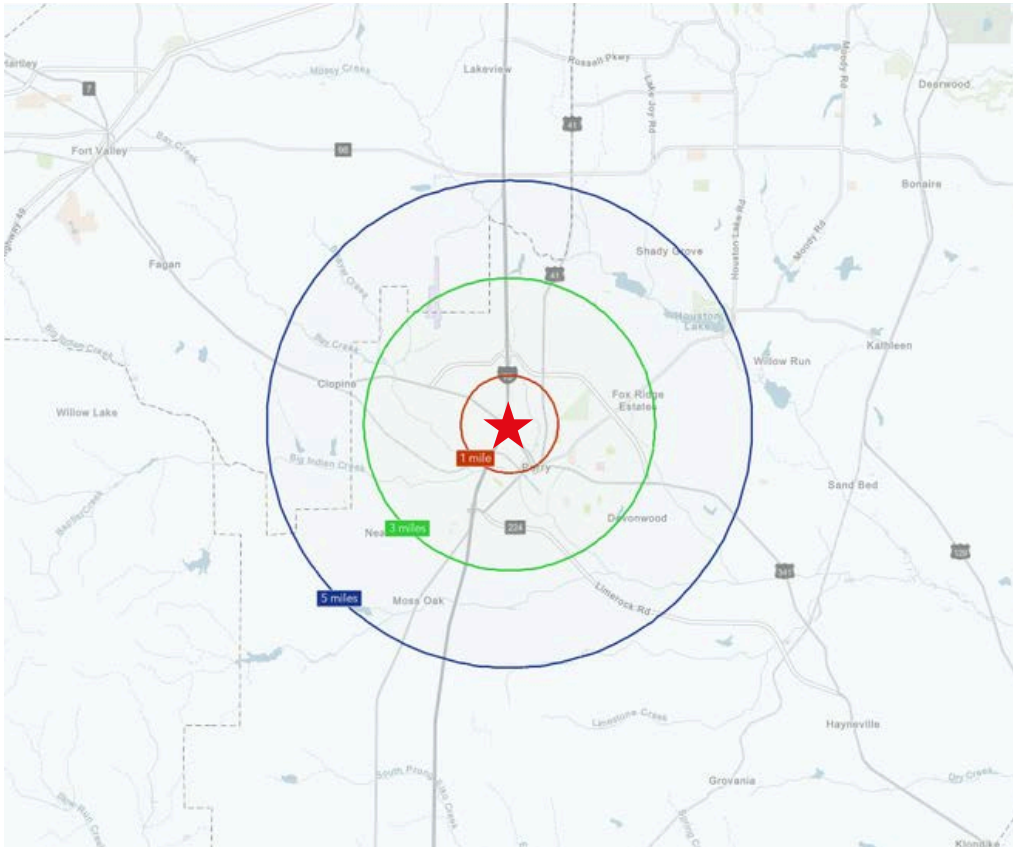
Surrounded by established national brands and positioned to capture both high-volume interstate commerce and steady year-round tourism, the property represents an exceptional ground-up development opportunity with an existing billboard available.

1004 St Patricks Dr
**± 4.45-Acres**

Interstate 75 Corridor (69,900 VPD)
**Immediate access via Exit 136 / Sam Nunn Blvd**

Zoned C-1 (Highway Commercial)
**Permitting retail, hotel/hospitality, QSR, fuel, & service uses**

Georgia National Fairgrounds
**Located minutes away, drawing over 1M+ visitors annually**




| 2026 Demographics | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Total Population | 3,152 | 16,797 | 28,604 |
| Total Daytime Population | 4,381 | 21,268 | 28,192 |
| Total Households | 1,436 | 6,676 | 11,011 |
| Average Household Income | $75,762 | $86,456 | $103,476 |

*Source: Esri, 2026*

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Traffic Counts: GDOT 2026

JLL SEE A BRIGHTER WAY

# Thank you!

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