

# New Construction: PRE-LEASING NOW!

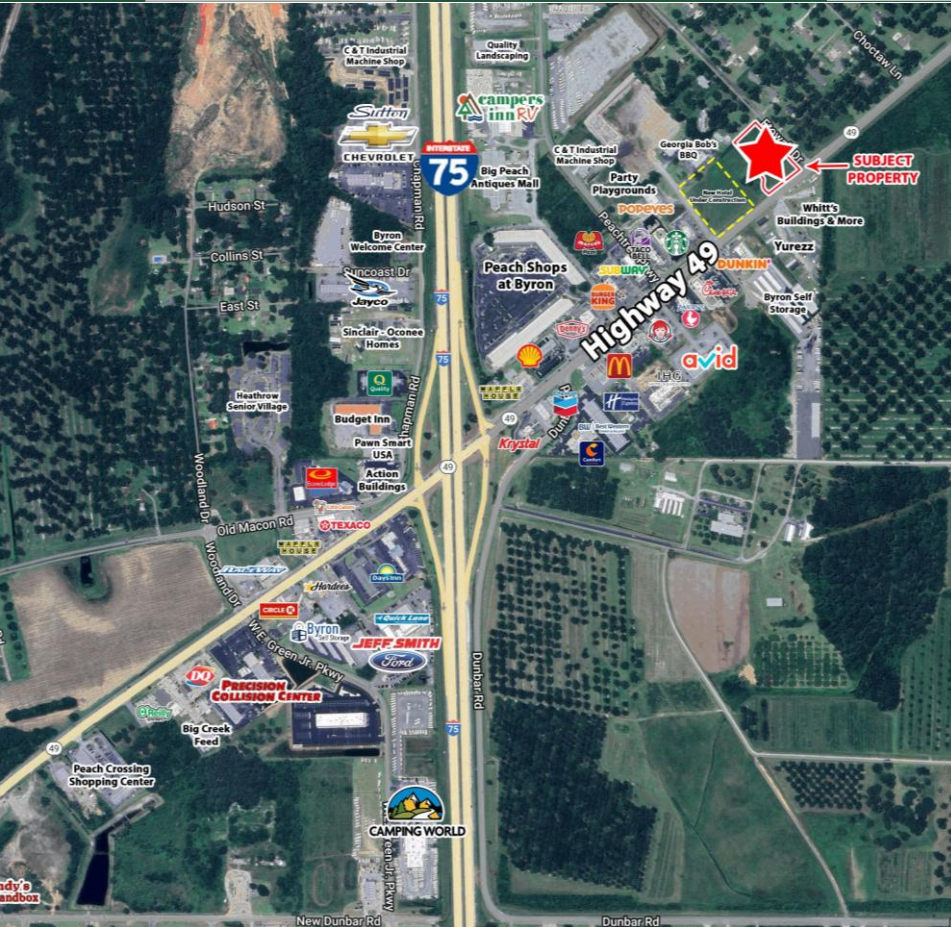
507 North Highway 49  
Byron, GA 31008



Summary

Area Info

Site Maps



## CONTACT

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**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** 507 North Highway 49  
Byron, GA 31008

**County:** Peach

**Total Size:** 2,500 SF

**Available:** **2,500 SF**

**Utilities:** All available

**Traffic Count:** North Highway 49 – 24,440 VPD

**Frontage:** 383± ft on North Highway 49

**Depth:** 398± ft on Etowah Drive

**SITE**

**Site Size:** 2.04

**Parcel ID:** 055D 103

**Zoning:** C-3

**LEASE PRICE:**  
**\$26.00/PSF Base/NNN**  
**“Dark Shell”**

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	872	14,698	40,382
Avg HH Income	\$120,250	\$103,380	\$99,036
Median Age	46.0	38.5	39.3

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### NOTES

Up to 2,500 SF available on endcap unit with both grease trap and drive thru capability. Property has 400 Amp, 3 phase power.

### LOCATION

Located on the main busy thoroughfare in Byron. Highway 49 is booming with new developments. Nearby businesses include Chick-Fil-A, Starbucks, Dunkin Donuts, Jimmy John's, Burger King, Denny's, Georgia Bob's BBQ, Zaxby's, Dairy Queen, Big Peach Antique Mall, and many hotels.



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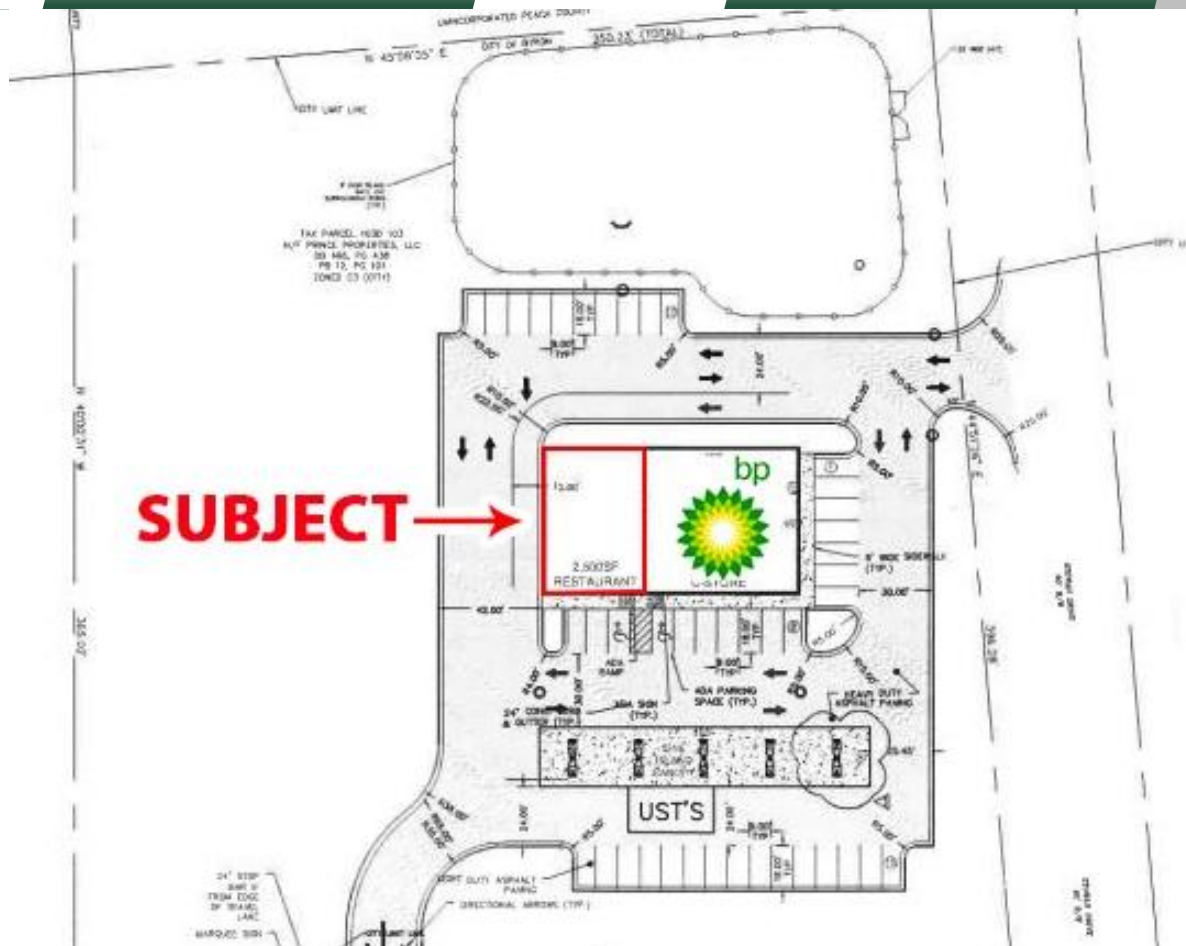
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