

New Construction: PRE-LEASING NOW!

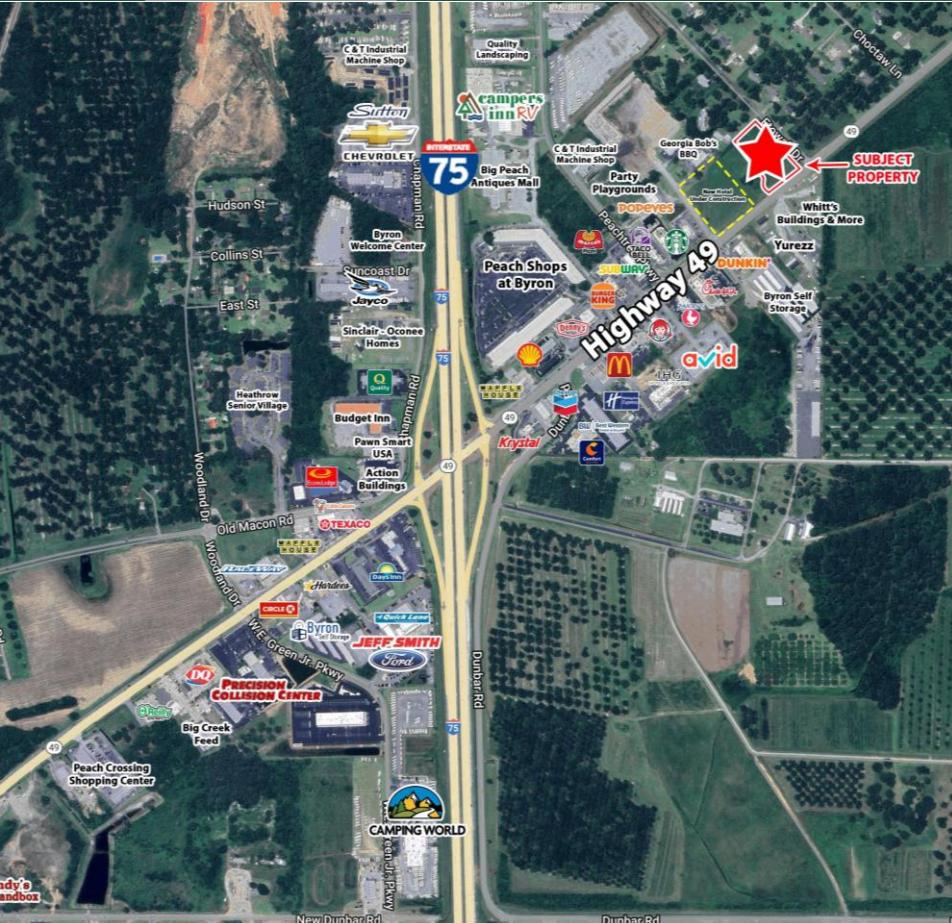
507 North Highway 49
Byron, GA 31008



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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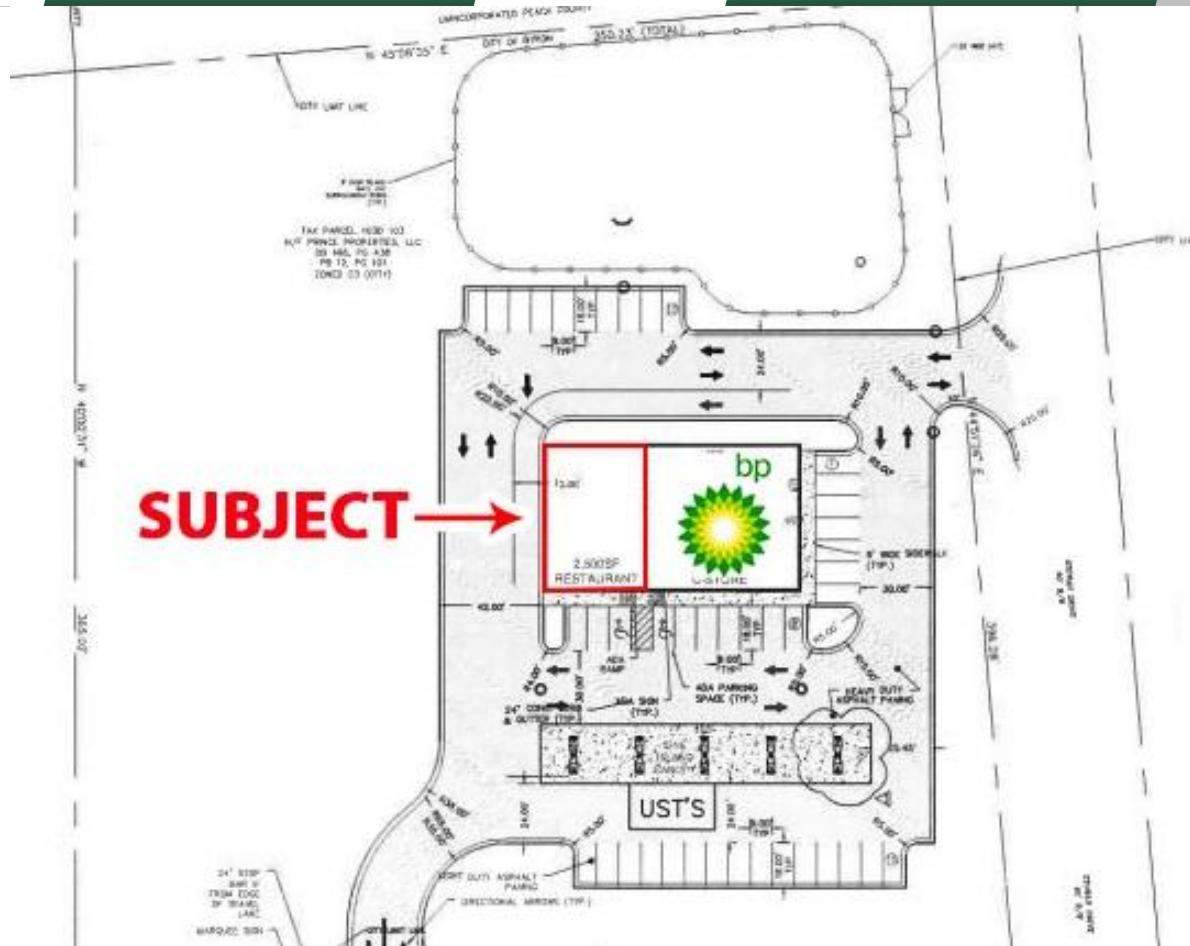


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& COMPANY

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