

AVAILABLE FOR GROUND LEASE, SALE & BUILD-TO-SUIT

N HIGHWAY 49
BYRON, GEORGIA 31008



±1.36 AC remaining development opportunity available for sale, build-to-suit, and ground lease



Position your business alongside Ellianos Coffee in Byron's growing corridor



Prime highway frontage on N H 49 with strong visibility and easy access



Parcel ID: 054B 002



Convenient access to major thoroughfares, including proximity to I-75



Zoned C-1; General Commercial



No impact fees/low permit costs



Stormwater pond utility benefits for future development

Get more information

Nick Mastro,
Senior Associate | Avison Young
813. 444. 5334
nick.mastro@avisonyoung.com

Debi Benefield
Senior Commercial Specialist | Rockford Realty Group
386. 487. 1487
debi@axiarrg.com

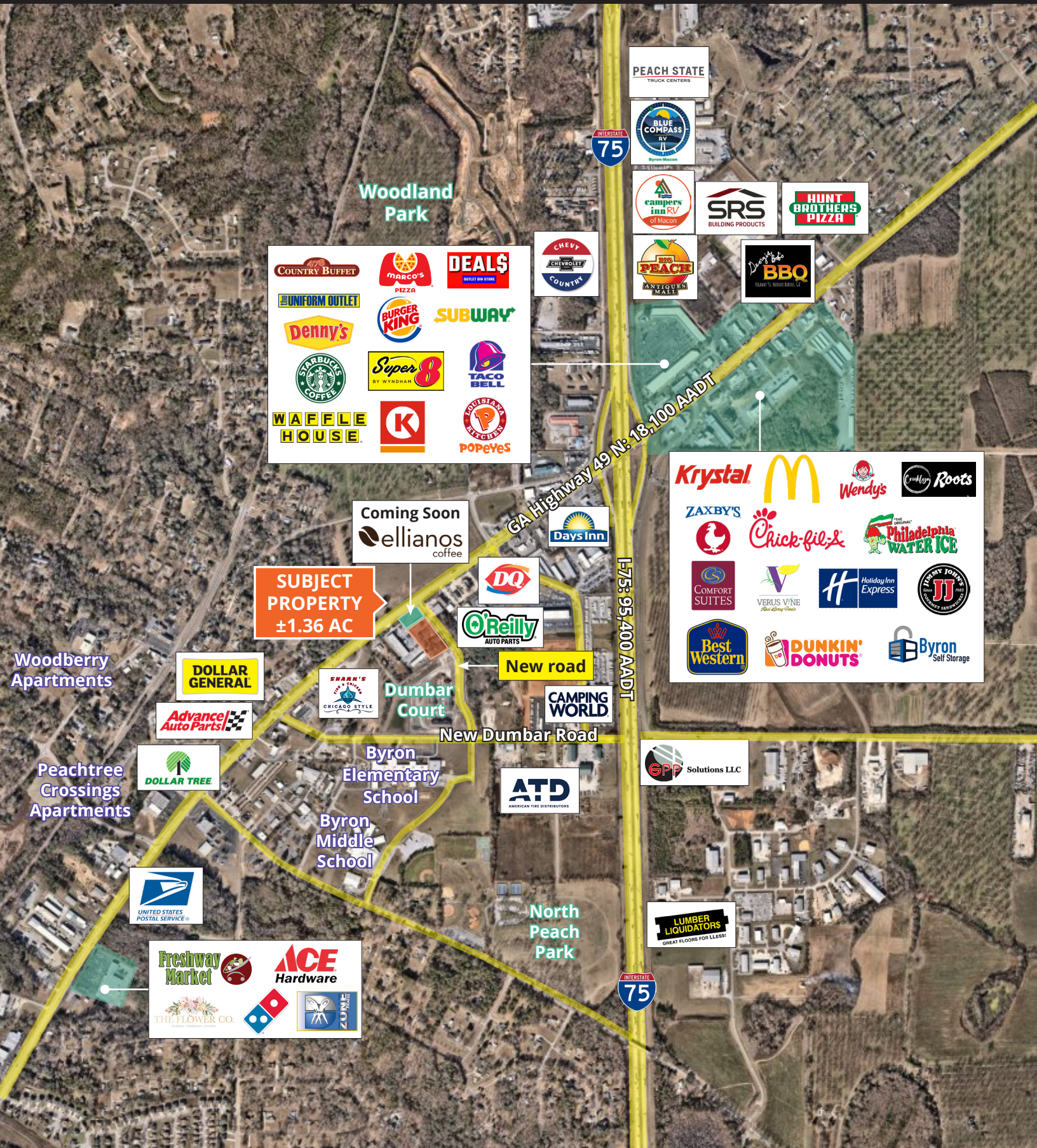


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**AVISON
YOUNG**

Aerial map

N Highway 49
Byron, Georgia



Woodland Park

Logos for: COUNTRY BUFFET, MARCO'S PIZZA, DEAL\$ (DEALS BY THE WAY), CHEVY COUNTRY, CAMPER'S INN RV of Macon, SRS BUILDING PRODUCTS, HUNT BROTHERS PIZZA, BBO (BBQ PEACH ANTIQUES & MORE), Denny's, BURGER KING, SUBWAY, Starbucks COFFEE, Super 8 BY WYNDHAM, TACO BELL, WAFFLE HOUSE, K, LOUISIANA RESTAURANTS, POPEYES.

Logos for: PEACH STATE TRUCK CENTERS, BLUE COMPASS RV, CAMPER'S INN RV of Macon, SRS BUILDING PRODUCTS, HUNT BROTHERS PIZZA, BBO (BBQ PEACH ANTIQUES & MORE).

GA Highway 49 N: 18,100 AADT
I-75: 95,400 AADT

SUBJECT PROPERTY
±1.36 AC

Coming Soon
ellianos coffee

Logos for: Krystal, McDonald's, Wendy's, Roots, ZAXBY'S, Chick-fil-e, Philadelphia WATER ICE, COMFORT SUITES, VERUS VINE, Holiday Inn Express, JJ (JIMMY JOHN'S), Best Western, DUNKIN' DONUTS, Byron Self Storage.

Woodberry Apartments

DOLLAR GENERAL

Advance Auto Parts

DOLLAR TREE

Peachtree Crossings Apartments

UNITED STATES POSTAL SERVICE

Logos for: Freshway Market, ACE Hardware, THE FLOWER CO., ZONE 100.

Dumbar Court

Byron Elementary School

Byron Middle School

New road

New Dumbar Road

ATD AMERICAN TIRE DISTRIBUTORS

CAMPING WORLD

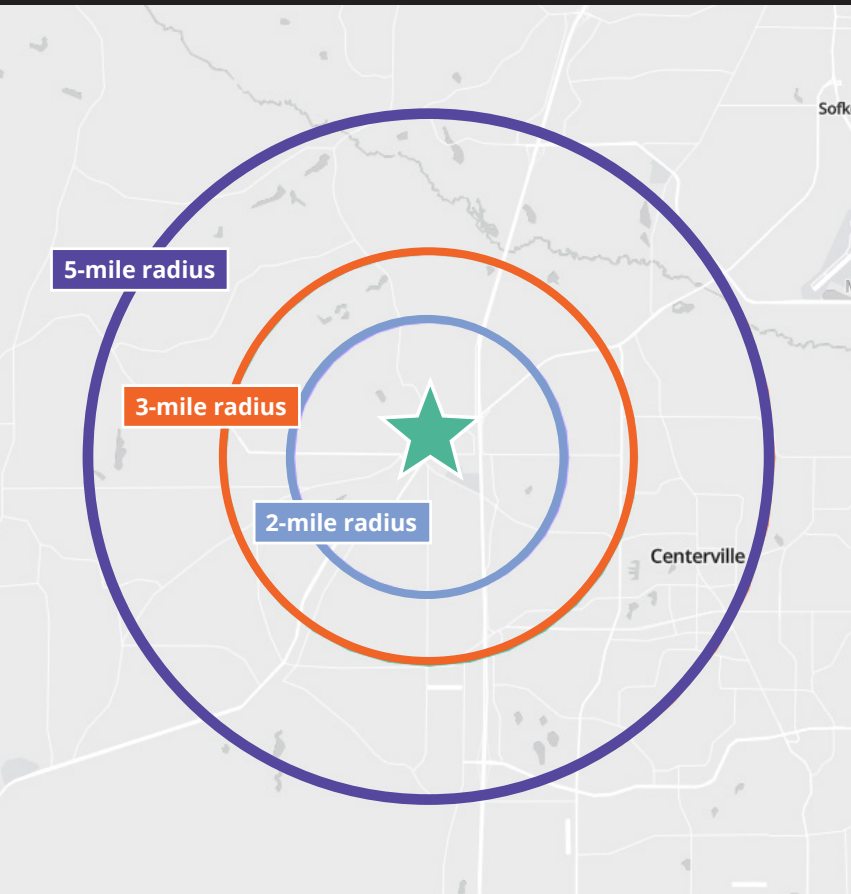
North Peach Park

GPP Solutions LLC

LUMBER LIQUIDATORS GREAT FLOORS FOR LLEST!

Demographics

N Highway 49
Byron, Georgia



Population: Over 36,000 people within a five mile radius.



Density: Over 14,000 households within a five mile radius.



Income: Average household income of \$102,196 within a five mile radius.



Home Value: Median home value of \$217,129 within a five mile radius.



Employment: Employment population of over 10,000 within a five mile radius.

Population	2 Miles	3 Miles	5 Miles
Total population	6,812	14,843	36,804
Median age	39	40	39
Households & Income	2 Miles	3 Miles	5 Miles
Total households	2,708	5,885	14,735
Average HH income	\$98,415	\$111,754	\$102,196
Median house value	\$191,444	\$203,627	\$217,129
Businesses	2 Miles	3 Miles	5 Miles
Total businesses	318	515	1,627
Total employees	2,117	3,343	10,957

**If you would like to discuss this further,
please get in touch.**

Nick Mastro

Senior Associate | Avison Young

813. 444. 5334

nick.mastro@avisonyoung.com

Isaac Habib, *Broker of record*

Associate | Avison Young

404. 865. 3663

isaac.habib@avisonyoung.com

Debi Benefield

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386. 487. 1487

debi@axiarrg.com

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avisonyoung.com

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