



# RETAIL SPACE AVAILABLE FOR LEASE

227 HIGHWAY 49 SOUTH, STE 200  
BYRON, GA 31008  
PEACH COUNTY

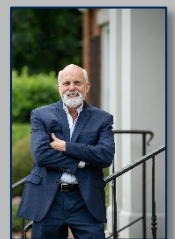
±1,500 SF

LEASE RATE:  
\$10.00/SF, NNN



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## PROPERTY INFORMATION

- Space includes:
  - Open floor plan
  - Two restrooms
  - One office
  - Break Room
- Neighboring businesses include:
  - Freshway Market
  - ACE Hardware
  - Domino's Pizza
  - Your "D" Zone Fitness
  - The Flower
- Traffic Count (GDOT 2024):  
Highway 49 – 17,800 VPD
- Convenient access to I-75  
(Approximately 1.4 miles)



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## DEMOGRAPHICS

### 227 Highway 49 South - Byron, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	1,738	16,028	37,391
2030 ESTIMATED POPULATION	1,775	16,699	38,909
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	791	6,173	15,037
2030 HOUSEHOLD ESTIMATES	814	6,458	15,732
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$77,081	\$93,666	\$90,973
2030 HH INCOME ESTIMATE	\$83,196	\$103,962	\$100,481

AVERAGE INCOME   POPULATION   HOUSEHOLDS   UNEMPLOYMENT   LABOR FORCE



**\$93,666**



**16,028**



**6,173**



**4.4%**

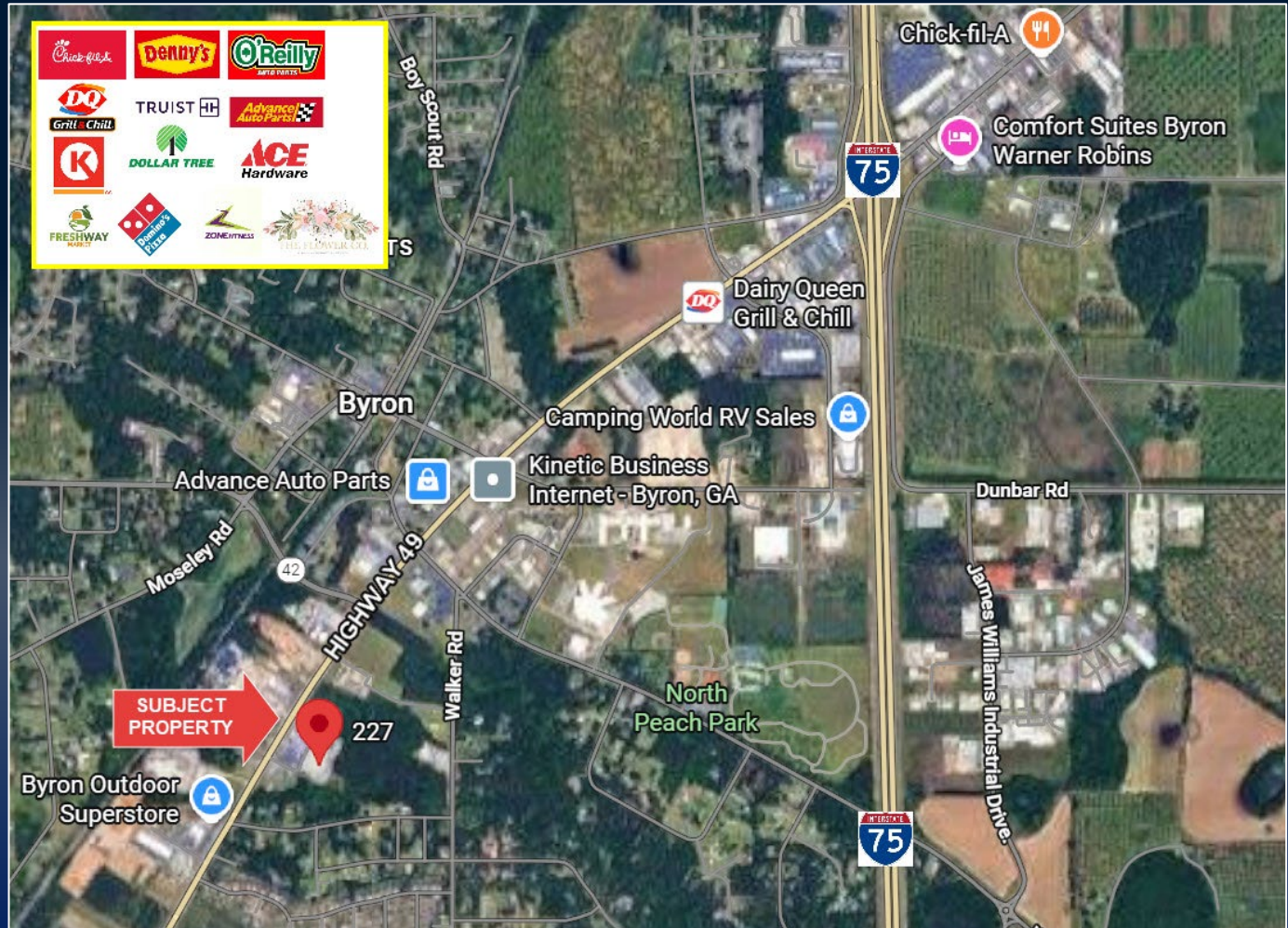


**12,901**

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# MAP



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