



## EXECUTIVE SUMMARY

## 513 NORTH WESTOVER BLVD.

ALBANY, GA 31707



## OFFERING SUMMARY

**Sale Price:** \$475,000

**Price / Acre:** \$327,586

**Lot Size:** 1.45 Acres

**Parcel ID#:** 040-2/00000/18A

**Zoning:** Commercial

## PROPERTY HIGHLIGHTS

- High traffic corridor with strong demographics
- Major commercial development to both the north and south of this property
- Surrounded by restaurants, retail, medical, and office uses
- Owner will consider Build-to-Suit opportunities

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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
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RETAILER MAP

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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.

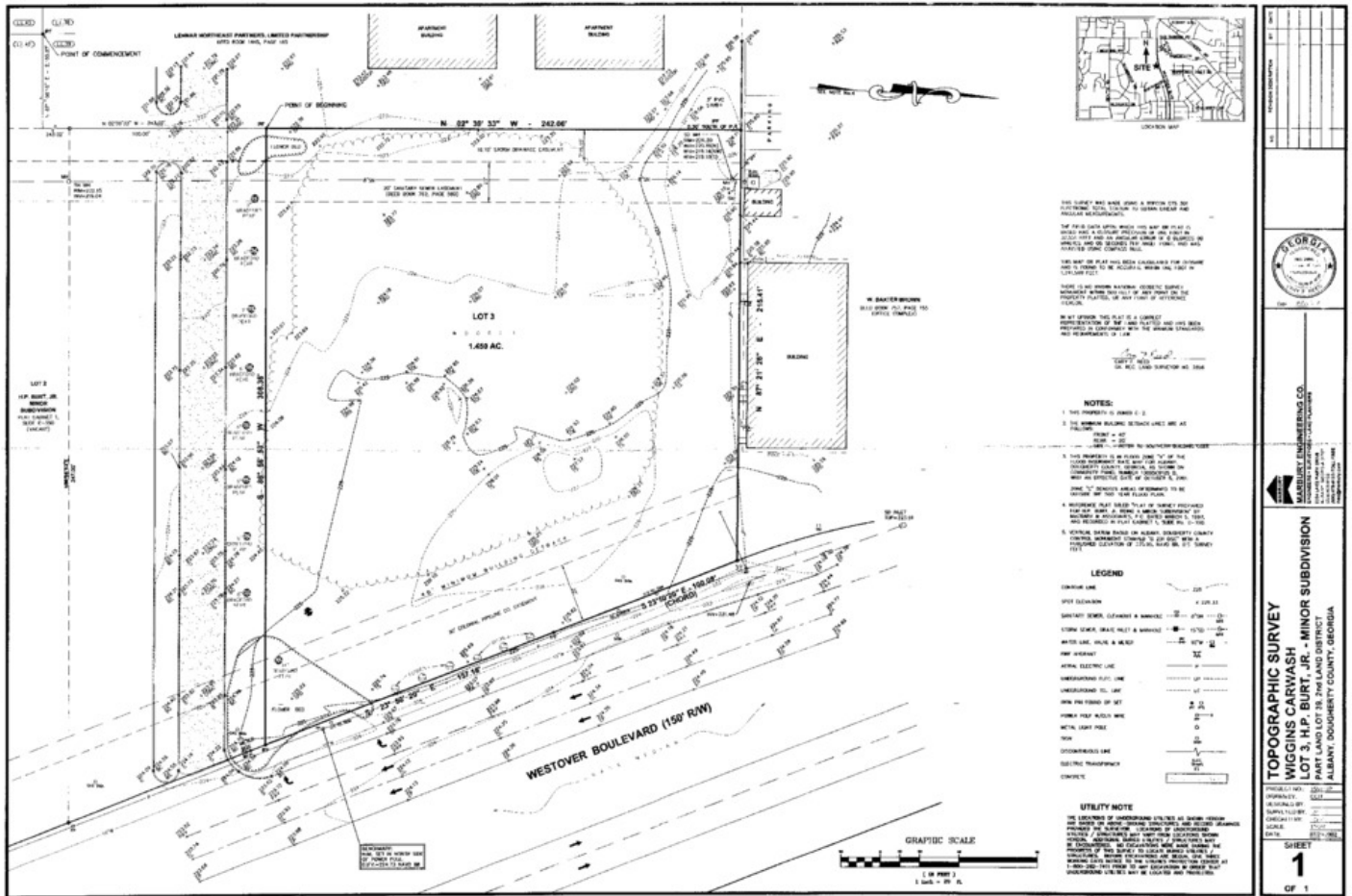




# TOPOGRAPHIC SURVEY

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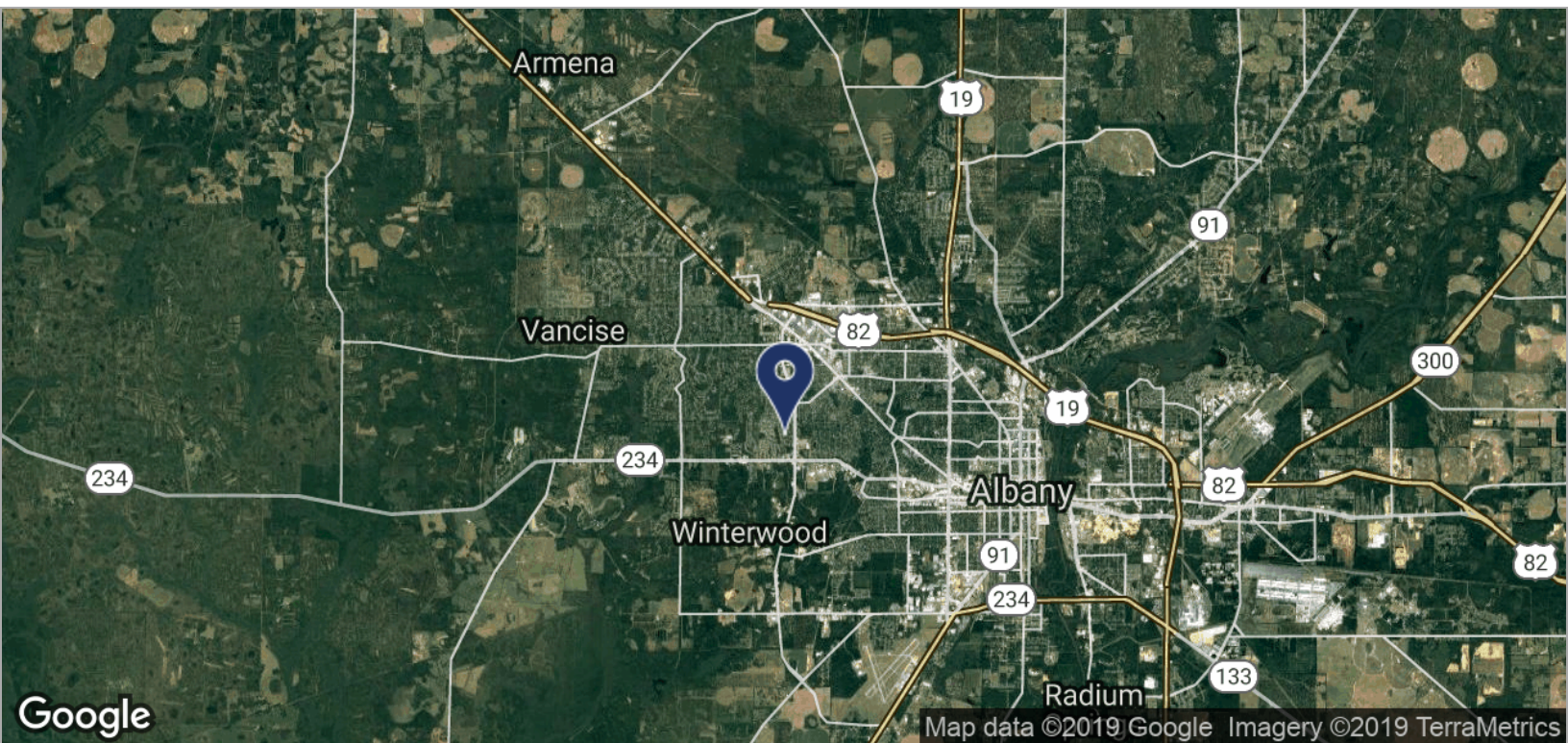
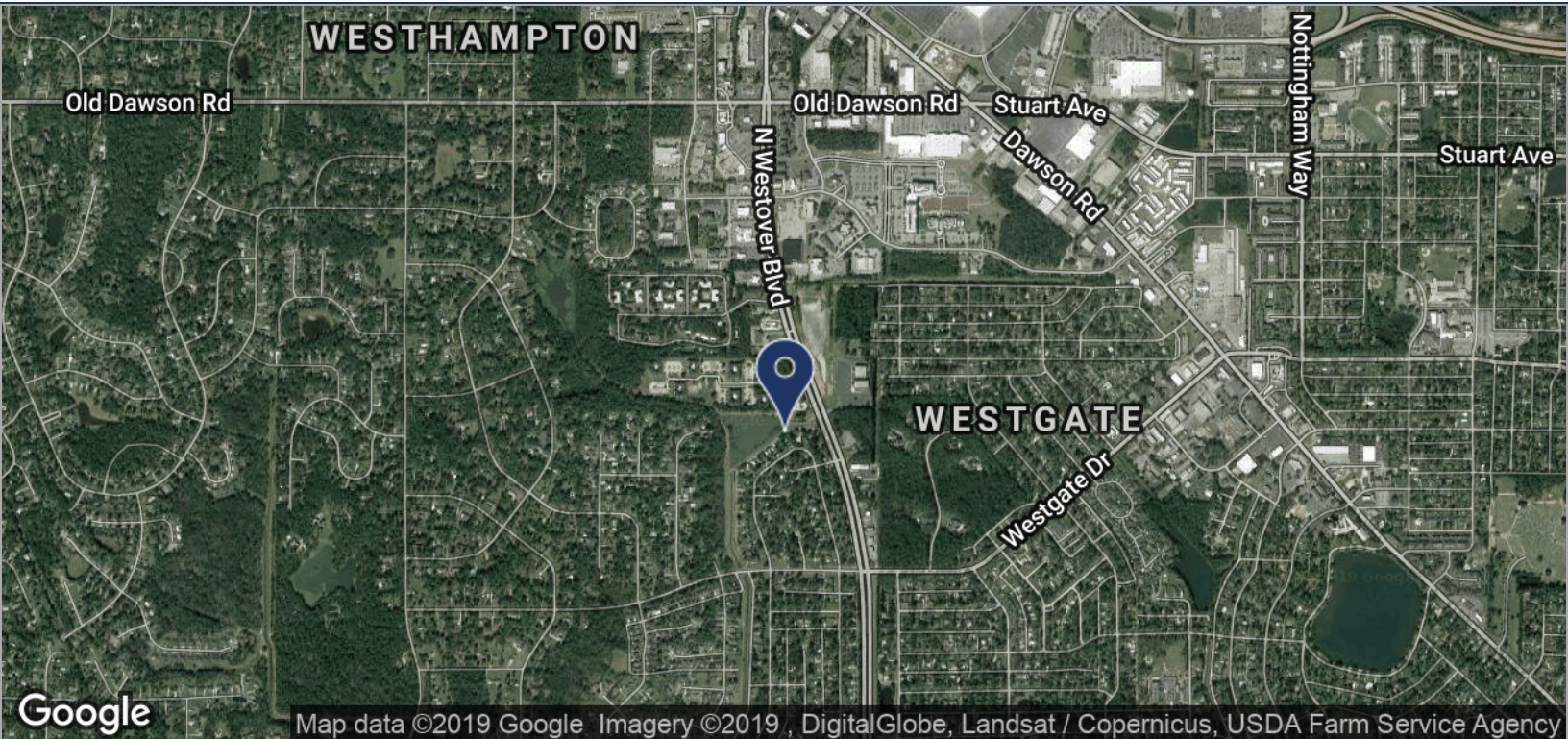




LOCATION MAPS

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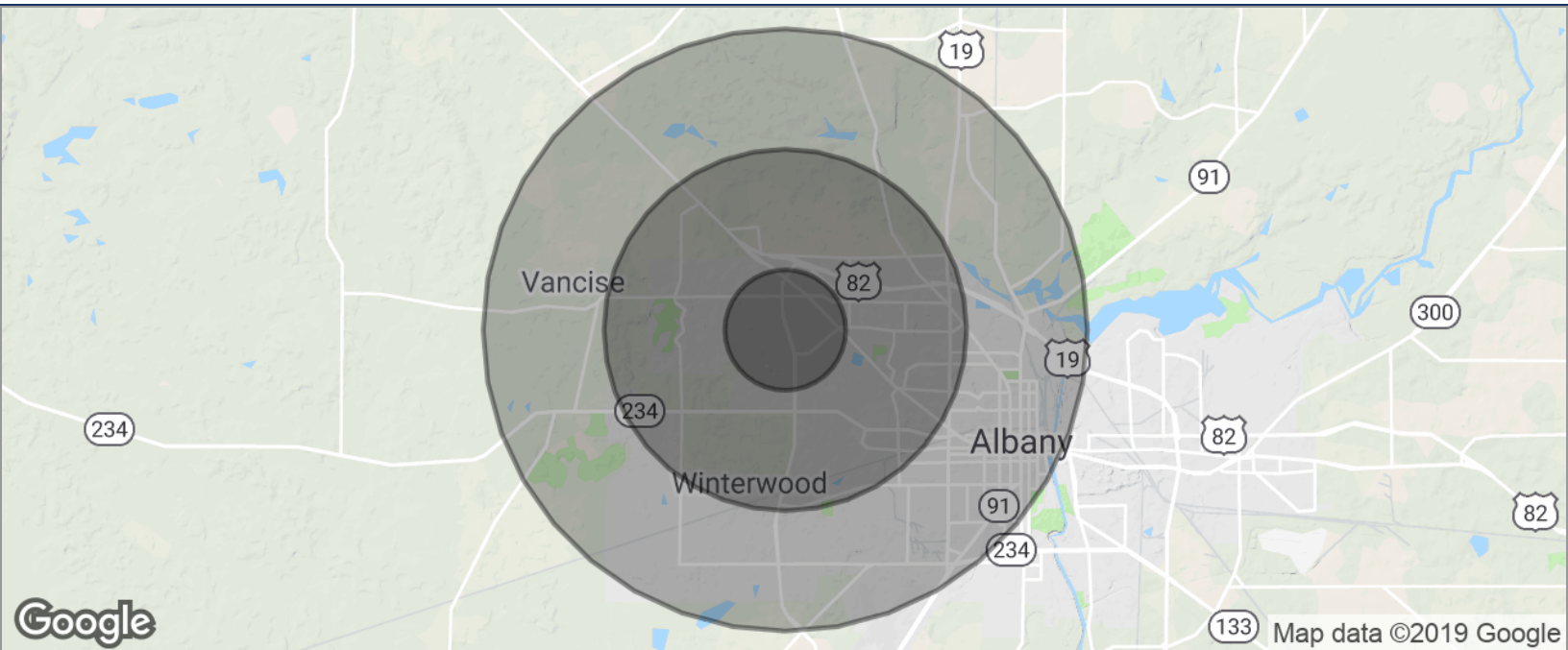




## DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	6,636	32,006	62,656
MEDIAN AGE	35.1	35.9	35.9
MEDIAN AGE (MALE)	33.6	34.1	33.4
MEDIAN AGE (FEMALE)	36.2	37.1	37.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,846	13,241	25,257
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$67,360	\$66,747	\$58,833
AVERAGE HOUSE VALUE	\$167,749	\$170,894	\$176,378

\* Demographic data derived from 2010 US Census

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