

ALBANY OUTPARCEL

2704 N Slappey Blvd | Albany, GA 31701

FOR LEASE

PROPERTY OVERVIEW

- » **RETAIL SPACE AVAILABLE:** 3.66 AC
- » Outparcel is positioned along a prominent retail and commercial corridor in north Albany.
- » The property serves the surrounding residential community and benefits from its location within an established retail trade area with a strong mix of national and regional retailers.
- » The outparcel benefits from excellent visibility and convenient accessibility along North Slappey Boulevard, a major north-south thoroughfare with strong traffic exposure and connectivity throughout Albany.
- » Nearby retailers include: Walmart, Food Lion, Dollar General, Enmarket, Walgreens and additional national and regional retailers serving the north Albany trade area.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,558	29,807	70,850
Households	1,571	13,223	29,570
Avg. HH Income	\$92,440	\$82,707	\$80,468



LICENSED REAL ESTATE BROKER
BROKER OF RECORD: BRYAN BELK, BOR LICENSE NO. 32335
FSLG@FRANKLINST.COM

SAM KRUEGER
MANAGING DIRECTOR

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✉ Sam.Krueger@FranklinSt.com

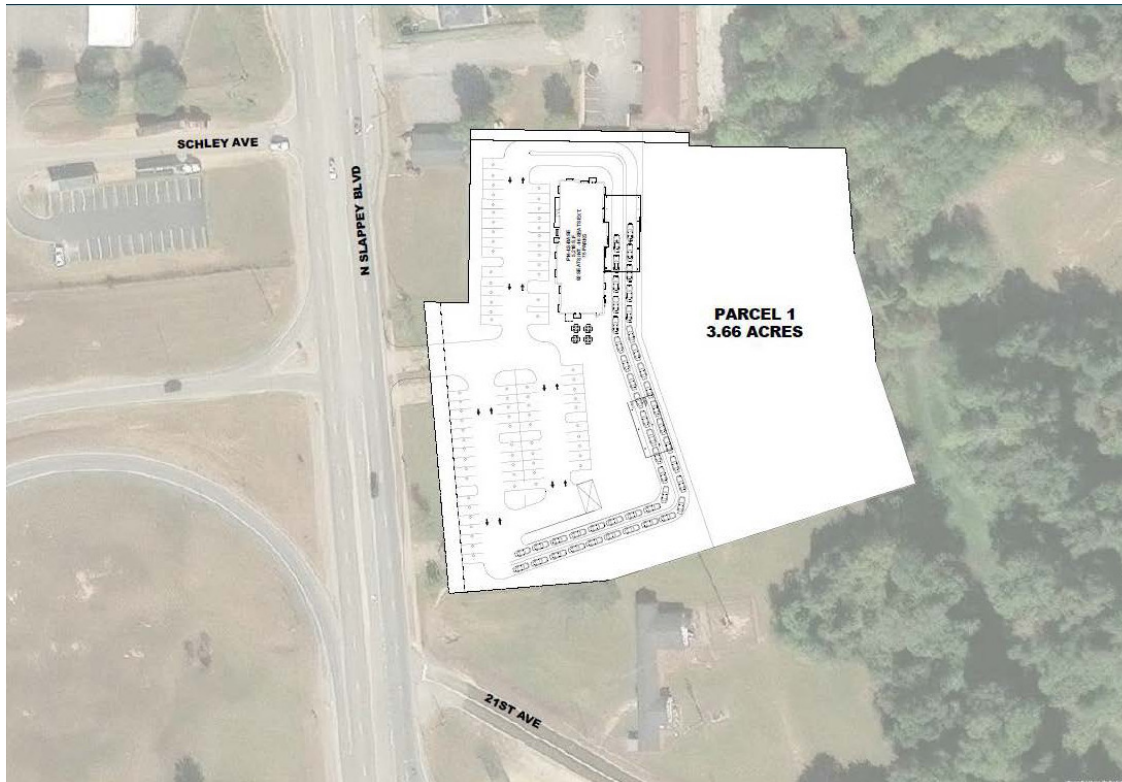
KAITLYN SCHOERNER
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FLOOR PLAN



UNIT	TENANT	SF
OP 1	AVAILABLE	3.66 AC



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RETAIL AERIAL



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