

2826 MEREDYTH DR. ALBANY, GA 31707



4 LOTS IN PRIME AREA OF NORTHWEST ALBANY, GA

- Lot 1: 1.268 Acres - \$1,100,000
- Lot 2: 1.807 Acres - \$765,000
- SOLD**
- Lot 4: 0.830 Acres - \$300,000

21,000 VEHICLES PER DAY PER GADOT
C2 ZONING

865 FT TOTAL FRONTAGE

187 FT OF FRONTAGE ON MERDYTH DR

678 FT OF FRONTAGE ON WESTOVER BLVD

SURROUNDED BY MEDICAL OFFICES, RETAIL, &
PROFESSIONAL OFFICE SPACES

LESS THAN 1.5 MILES AWAY FROM THE ALBANY MALL,
TARGET, PUBLIX & SEVERAL OTHER RETAIL LOCATIONS



CALLIE HUGHEY
WALKER

OFFICE: 229.436.0212
CELL: 229.344.5261
CALLIE.HUGHEY@GMAIL.COM



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COMMERCIAL MAP



Locos
Grill & Pub

1



FLINT
COMMUNITY
BANK

6

Dermatology
SouthEast
ALBANY

11



3 Squares
Diner /
TCBY

2



USPS
UNITED STATES
POSTAL SERVICE®

7



Albany Urology Clinic
& Surgery Center

12



Los Vaqueros
Mexican
Restaurant

3



Albany Bank & Trust

8



Phoebe
Phoebe Northwest

13



Albany Surgical, P.C.

4



Woods
Galleries
Sista's
Soul Food

9



The Albany Mall, Target,
Starbucks, Publix

14

1.5 Miles



5

THE NEXus
PAIN CENTER
Nexus Pain Center

10



Walmart
Neighborhood Market

15

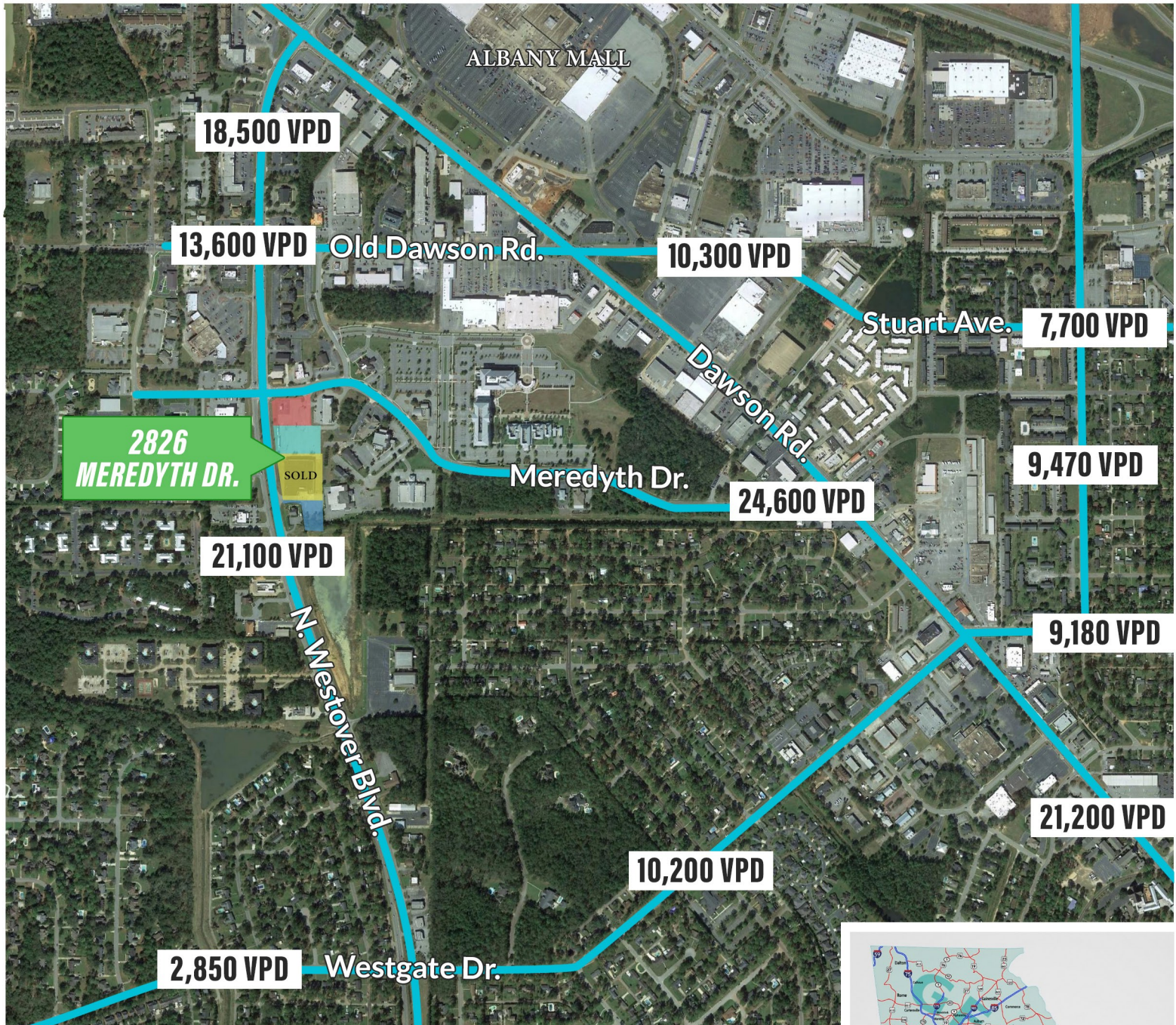
1.8 Miles



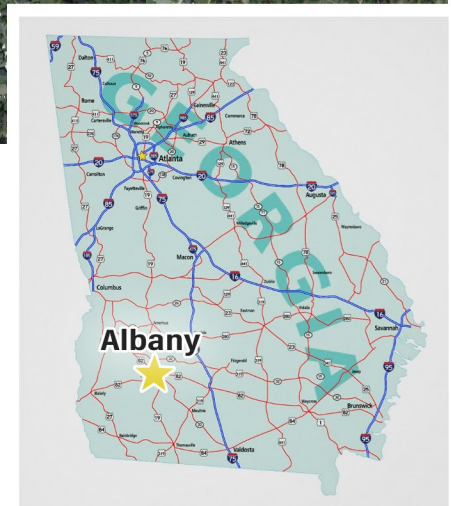
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TRAFFIC COUNTS



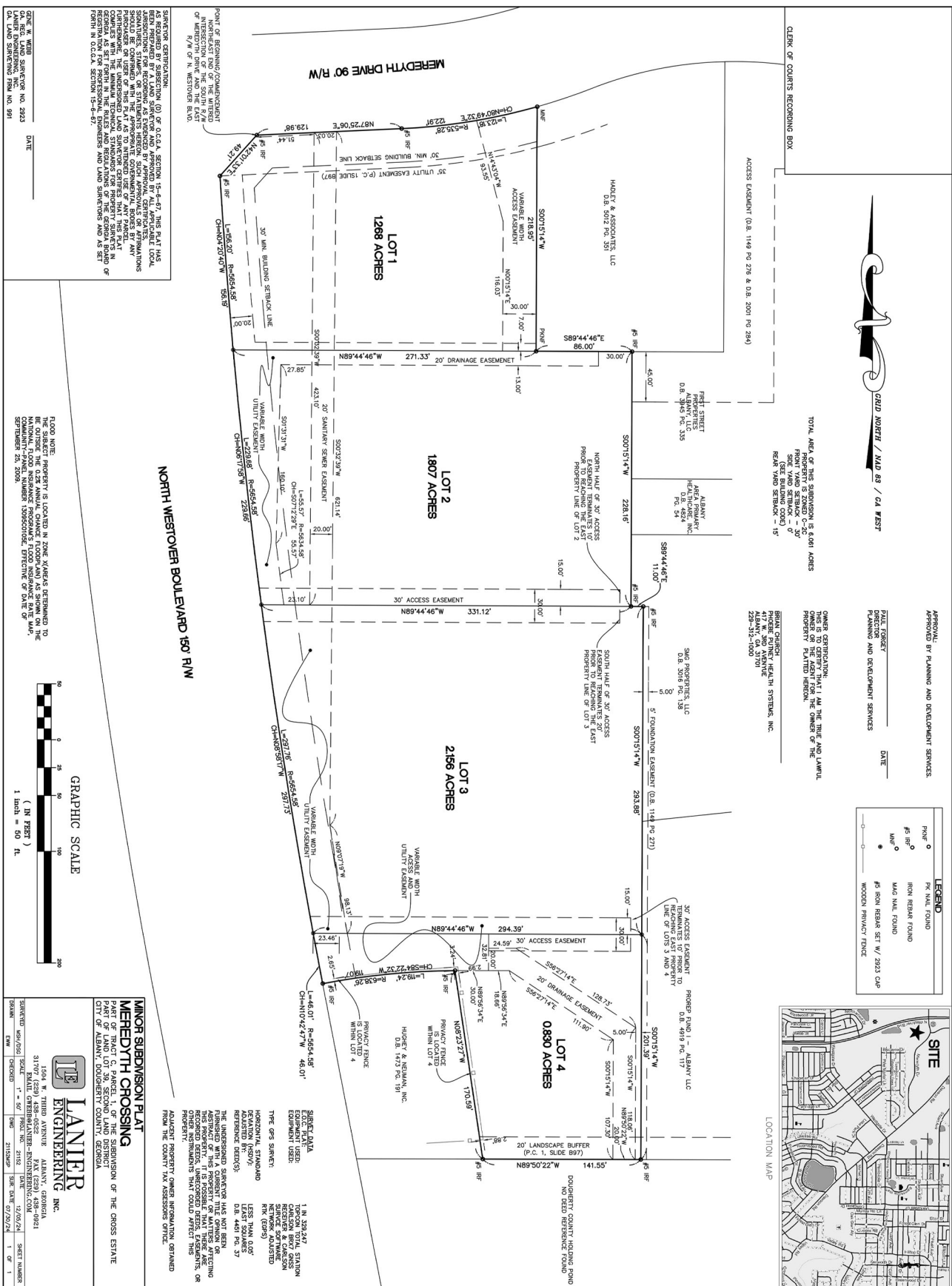
	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION:	21,392	47,116	94,194
HOUSEHOLDS:	9,420	19,828	36,207
MEDIAN HOUSEHOLD INCOME:	\$52,414	\$45,115	\$40,354
PER CAPITA INCOME:	\$33,498	\$28,049	\$22,872



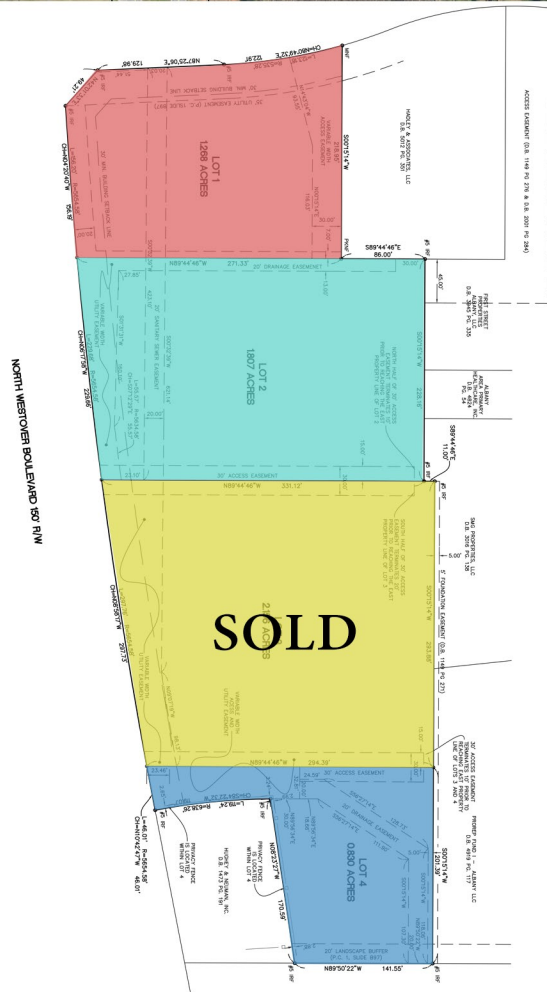
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— CURRENT PROPERTY SURVEY —



PROPOSED SITE PLAN FOR DEVELOPMENT



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