

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

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

Albany Mall
The Albany Mall, Target,
Starbucks, Publix

14

1.5 Miles



CVS
pharmacy

5



Nexus Pain Center

10

Walmart
Neighborhood Market

15

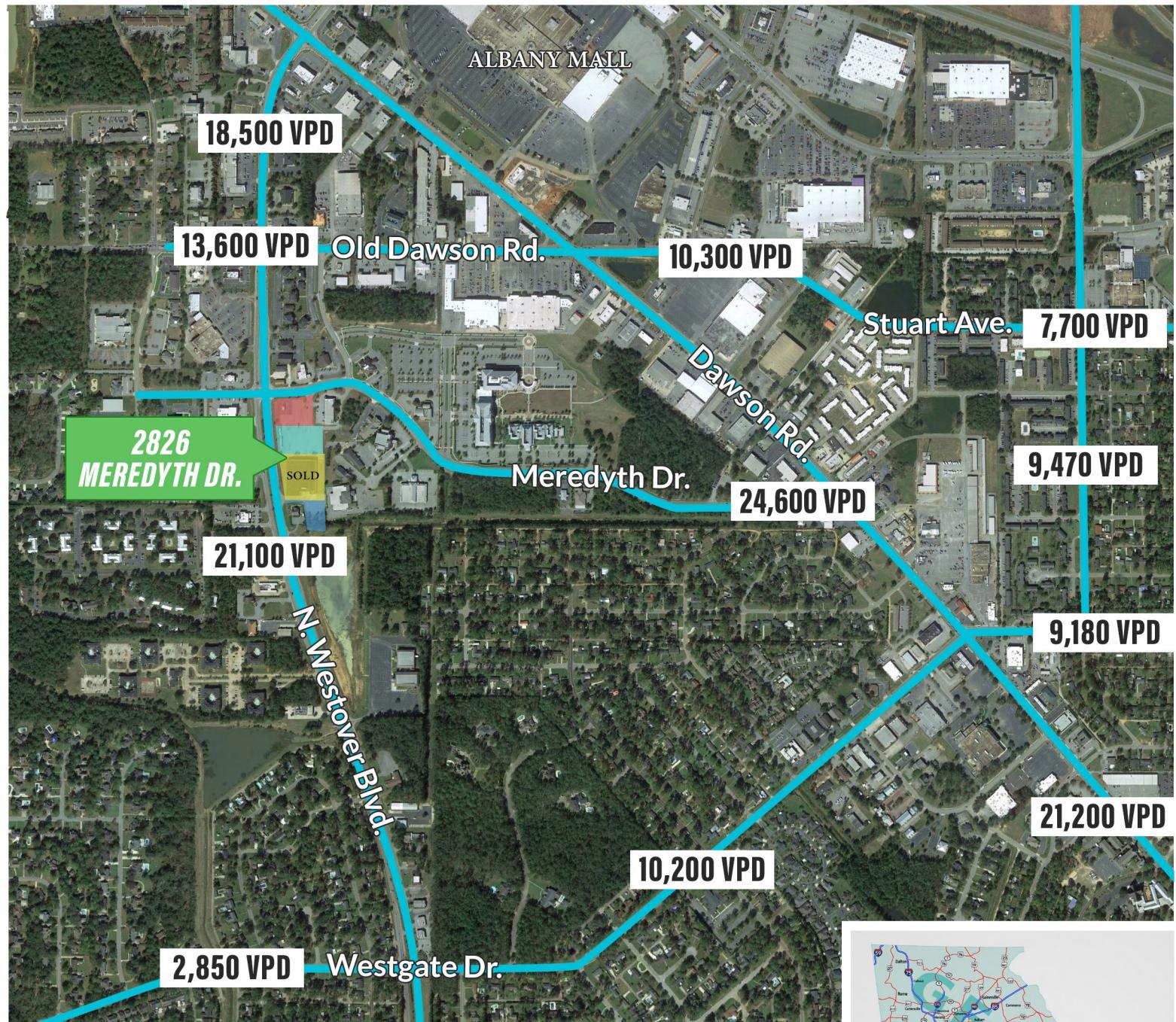
1.8 Miles



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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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◆ PROPOSED SITE PLAN FOR DEVELOPMENT ◆



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