

BARCLAY SQUARE

2526 Dawson Rd, Albany, GA 31707



SPACE AVAILABLE | Two 3,300 SF Spaces (Combinable)

PROPERTY HIGHLIGHTS

- Rare vacancy in popular neighborhood center located within the main retail node of Albany
- Center was recently renovated, including facade and roof upgrades
- Opportunity to join two long-term, stable tenants
- Dawson Road carries over 24,000 vehicles per day

AREA DEMOGRAPHICS (2025):

	1-MILE	3-MILE	5-MILE
POPULATION	5,708	34,466	64,668
HOUSEHOLDS	2,730	14,971	27,116
AVG HH INCOME	\$81,123	\$90,424	\$83,773

MARISA ROY

P: 770.913.3905

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PATRICK GREEN

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Ackerman Retail
A DIVISION OF ACKERMAN & CO

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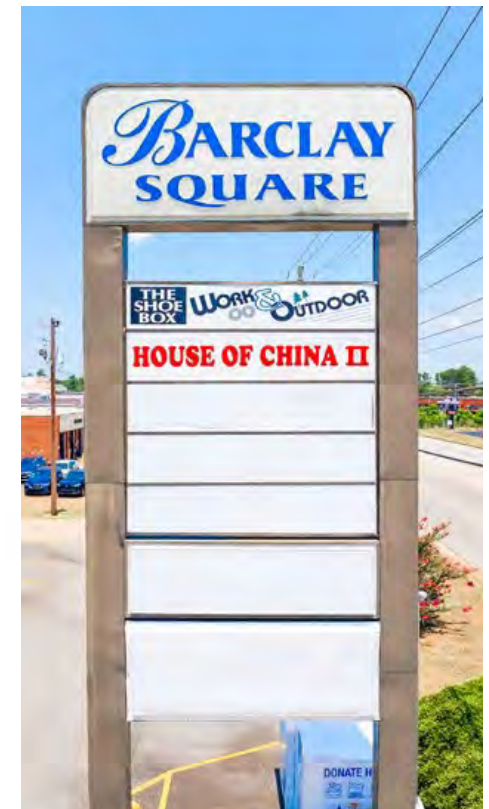
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STE	TENANT	SF
1A	AVAILABLE	3,300
1B	AVAILABLE	3,300
2	HOUSE OF CHINA	3,700
3	THE SHOE BOX	9,900



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