

Your Building Site

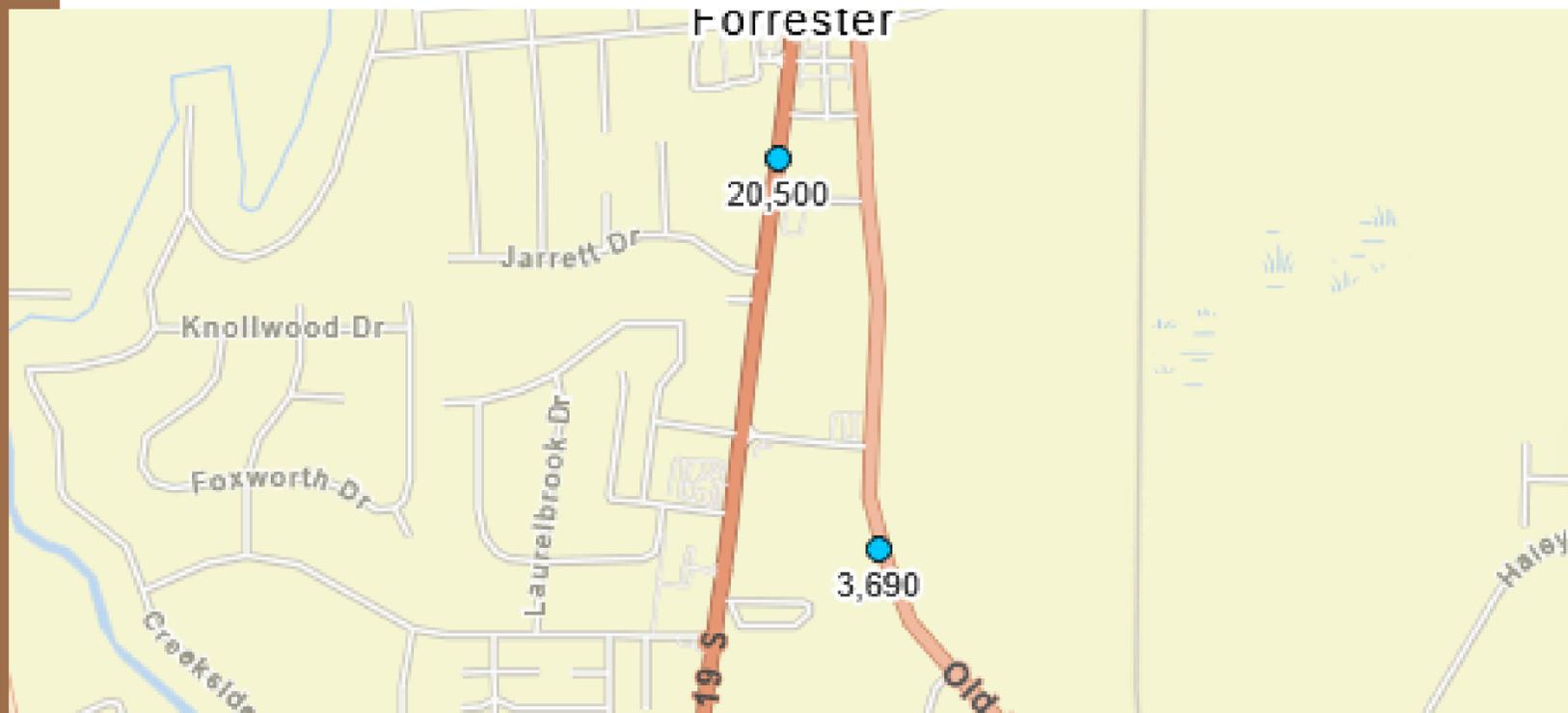
1.25 ACRES IN LEE COUNTY



www.albanyrealtyco.com

KEY FEATURES

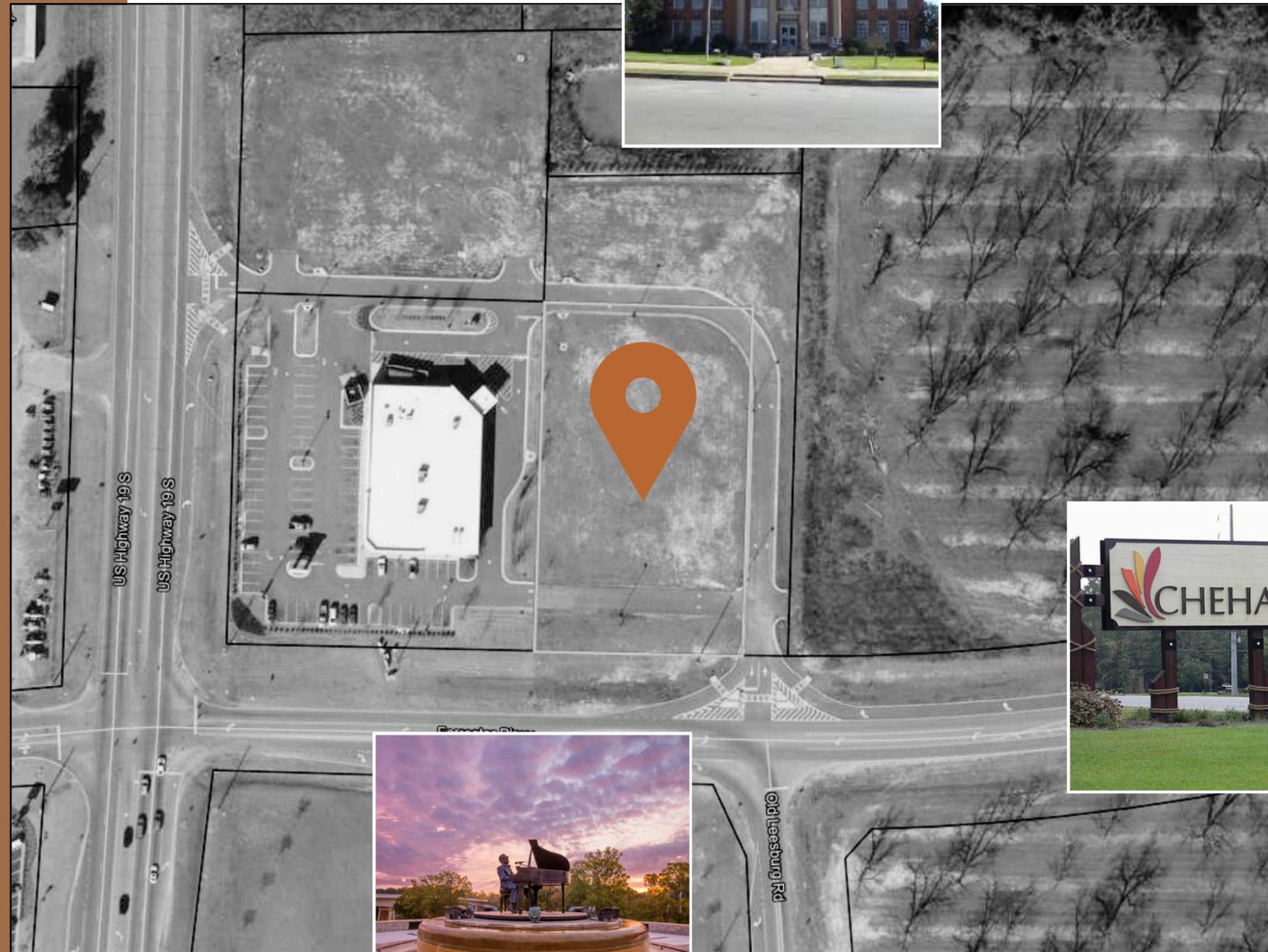
- Listed at \$437,500
- 1.25 Acres
- Build Ready
- High Traffic Counts Daily
- Fast Growing Location
- Over 20,000 cars per day
- Available For Sale, Lease, or Build To Suit



Two of the owners hold GA R.E. License # 119226 & 147116.

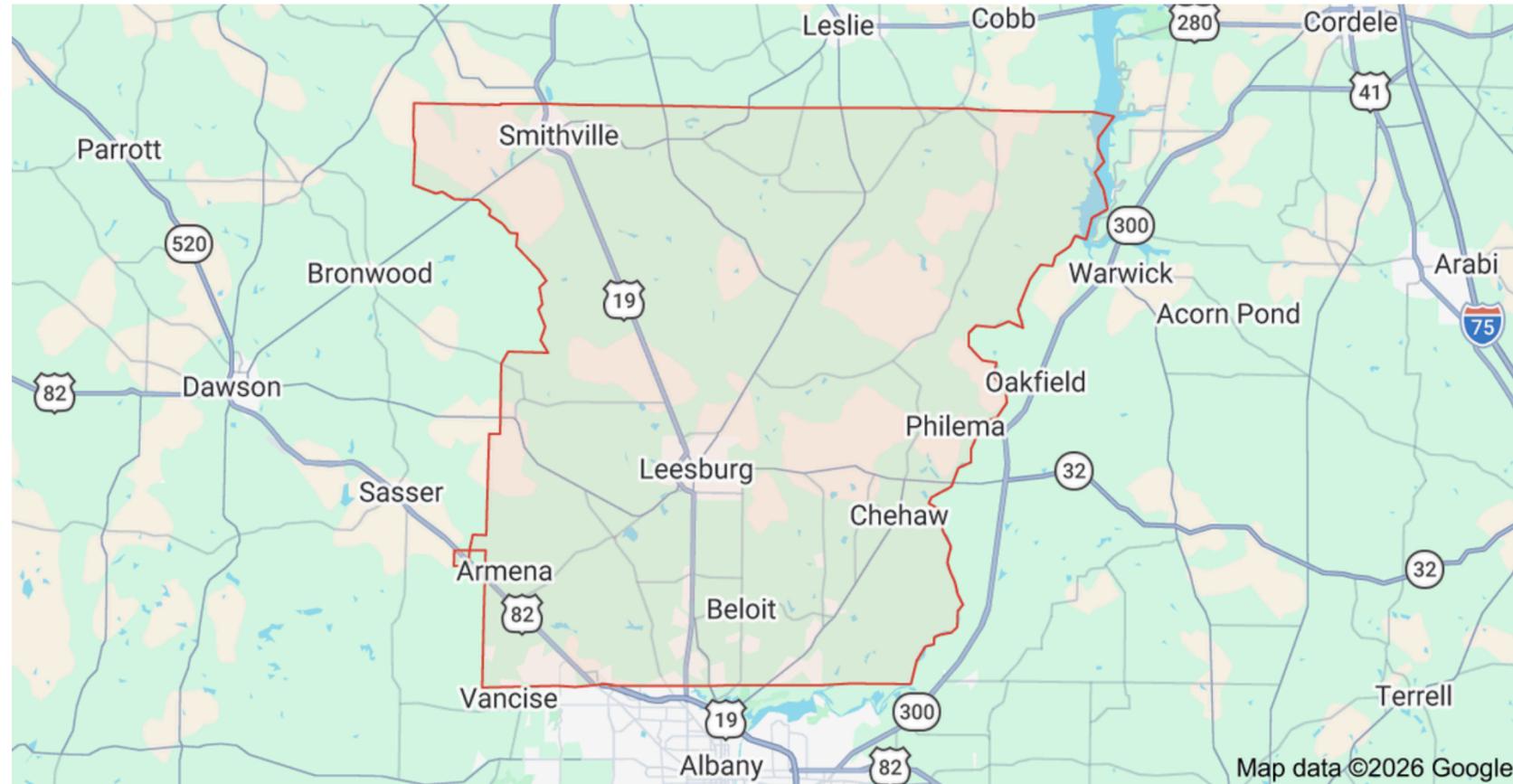
THE LOCATION

- 5.3 Miles from Downtown Leesburg
- 6.1 Miles from Downtown Albany
- Quick access to Highway 19, Highway 91, Highway 32 and Liberty Expressway
- New Businesses and Subdivision under development nearby
- Nearby activities such as Ray Charles Plaza, Chehaw Park & Zoo, Pirate's Cove Nature Trail
- Quiet, family-friendly neighborhoods nearby.



LEESBURG HIGHLIGHTS

- Population 34,073
- Since 2010, Lee County has experienced a remarkable population growth of approximately 20%.
- Median Income is \$88,024
- Median Residential Property value is \$226,900 with 53.4% home ownership rate.
- 1,031 Businesses in Lee County with 151 new businesses since 2024.



*Statistics obtained from the Lee County Chamber of Commerce Website. Information provided is reliable but not guaranteed.

GROWING...



TOP SECRET

OTHER BUSINESSES



Edward Jones
MAKING SENSE OF INVESTING



Sassy
NAILS



DOLLAR GENERAL

Plus:

Page Septic Service

JH Studio & Spa

Snider Auto Care

Southwestern Machine & Tool

Johnson Controls

Finish Line Storage

Pro1 Collision

U-Save-It Pharmacy

& many more



Under Construction Now:



Coming Soon:





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