

# C-2 ZONED SITE | 0.73 ACRES 0 SPANISH CT. LOT #8 ALBANY, GA 31707

FOR SALE

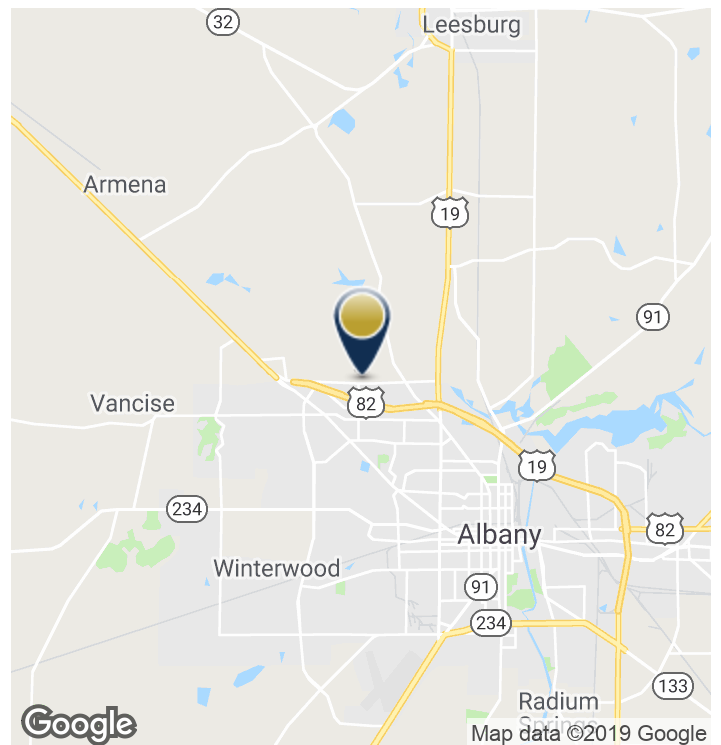


## PROPERTY HIGHLIGHTS

- 0.73 Acre site
- Offered for sale at \$475,000
- Flexible C-2 zoning
- Near Albany Mall and national retailers
- Across from 150+ acre potential mixed-use development
- Over 100k residents within 20 minute drive
- Strong submarket

## LOCATION OVERVIEW

Located in Southern Lee County near Albany Mall and high retail area. This property is less than one mile from Highway 82, and conveniently located to Ledo Road.



C-2 ZONED SITE | 0.73 ACRES | Georgia | 10f4



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Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

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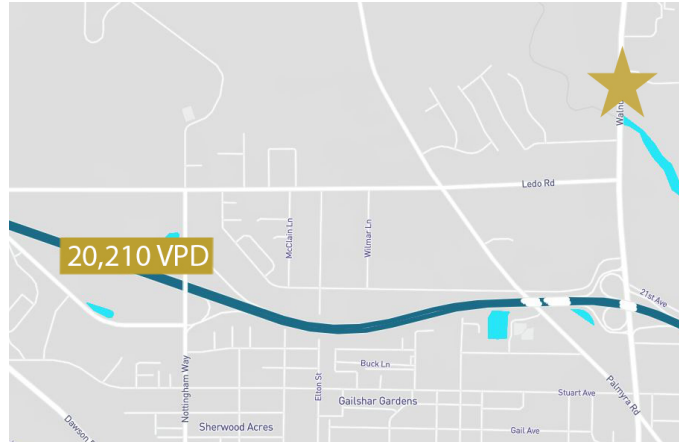
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## DEMOGRAPHICS

	5 Miles	10 Miles	20 Miles
Total Households:	25,983	42,560	52,470
Total Population:	64,195	113,317	139,855
Average HH Income:	\$62,445	\$58,280	\$57,446
Traffic Counts:	20,210- vehicles per day		

\*Data derived from ESRI

## TRAFFIC COUNT MAP



## IN THE AREA

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## PERRY HAYES

V.P. Land & Developer Services



### Professional Background

Perry Hayes has been selling and developing real estate in Atlanta area for over twenty years as owner of his own construction company. Perry joined Bull Realty to provide his clients a marketing platform proven to maximize asset value in this economic cycle. Perry uses his experience in land sales and acquisitions, site analysis and development skills to add value to his clients' real estate transactions.

Perry is a member of the National Association of Realtors and the Atlanta Commercial Board of Realtors.

Perry received a B.S. Degree from Auburn University.

### Bull Realty Inc.

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Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in nine Southeast states. The firm was founded in 1998 with two primary missions: to provide a company of advisors known for their integrity and to provide the best disposition marketing in the nation. Client services include disposition, acquisition, project leasing, tenant representation, asset management and consulting services. Advisors focus on specific property types including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease properties.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and [www.CREshow.com](http://www.CREshow.com). The firm also produces Atlanta's Commercial Real Estate Show available on [AtlCREshow.com](http://AtlCREshow.com)



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