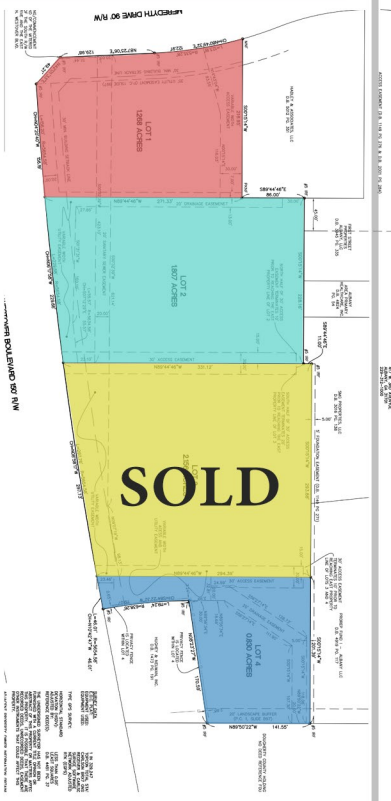
# 2826 Meredyth Dr.
## Albany, GA 31707




## 4 Lots in Prime Area of Northwest Albany, GA

- Lot 1: 1.268 Acres - $1,200,000
- 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

H&N EST. 1954

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# 2826 MEREDYTH DR.

ALBANY, GA 31707

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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 Northwest | 13 |
| Albany Surgical, P.C. | 4 | Woods Galleries / Sista's Soul Food | 9 | 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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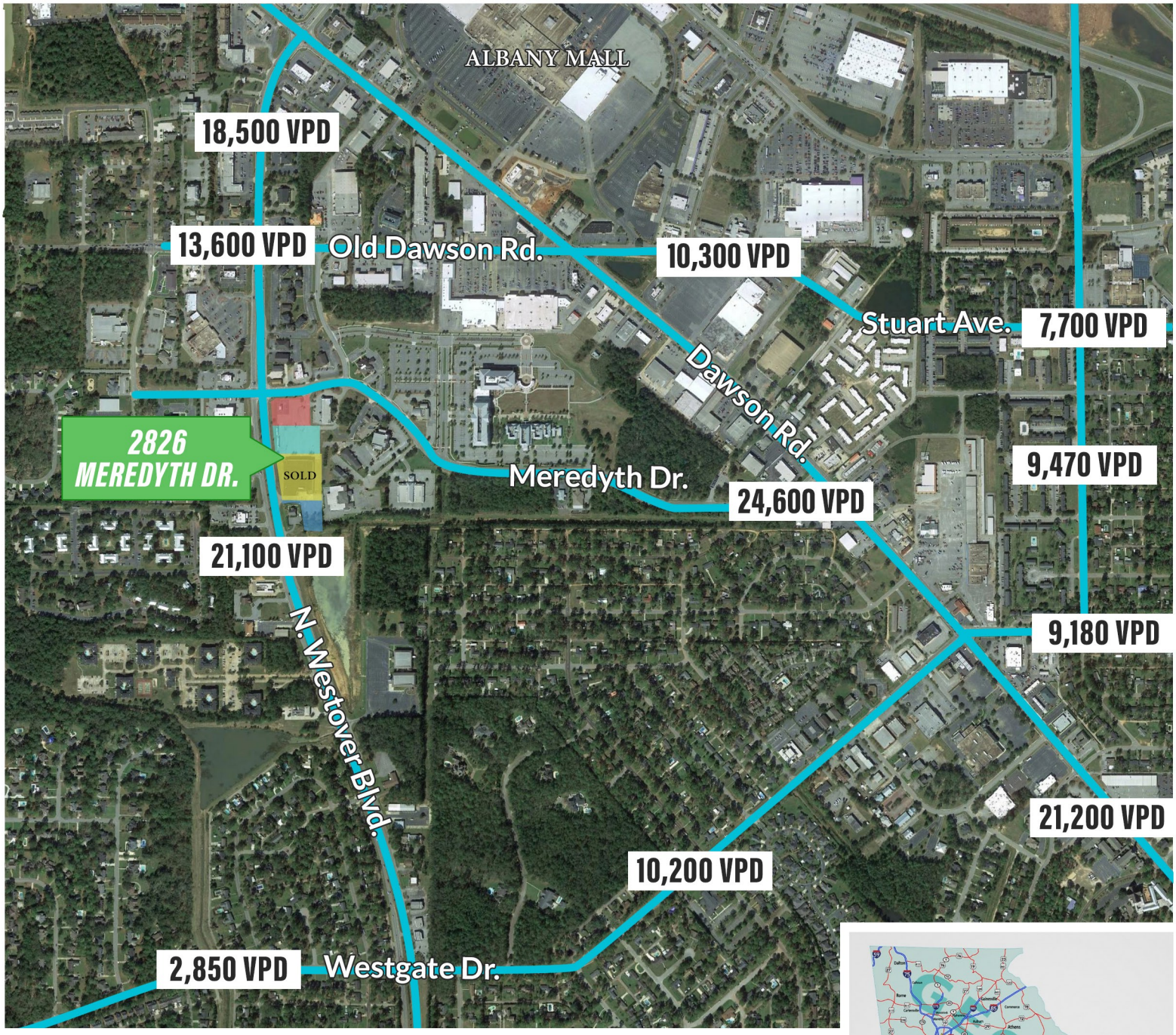
# TRAFFIC COUNTS



| | 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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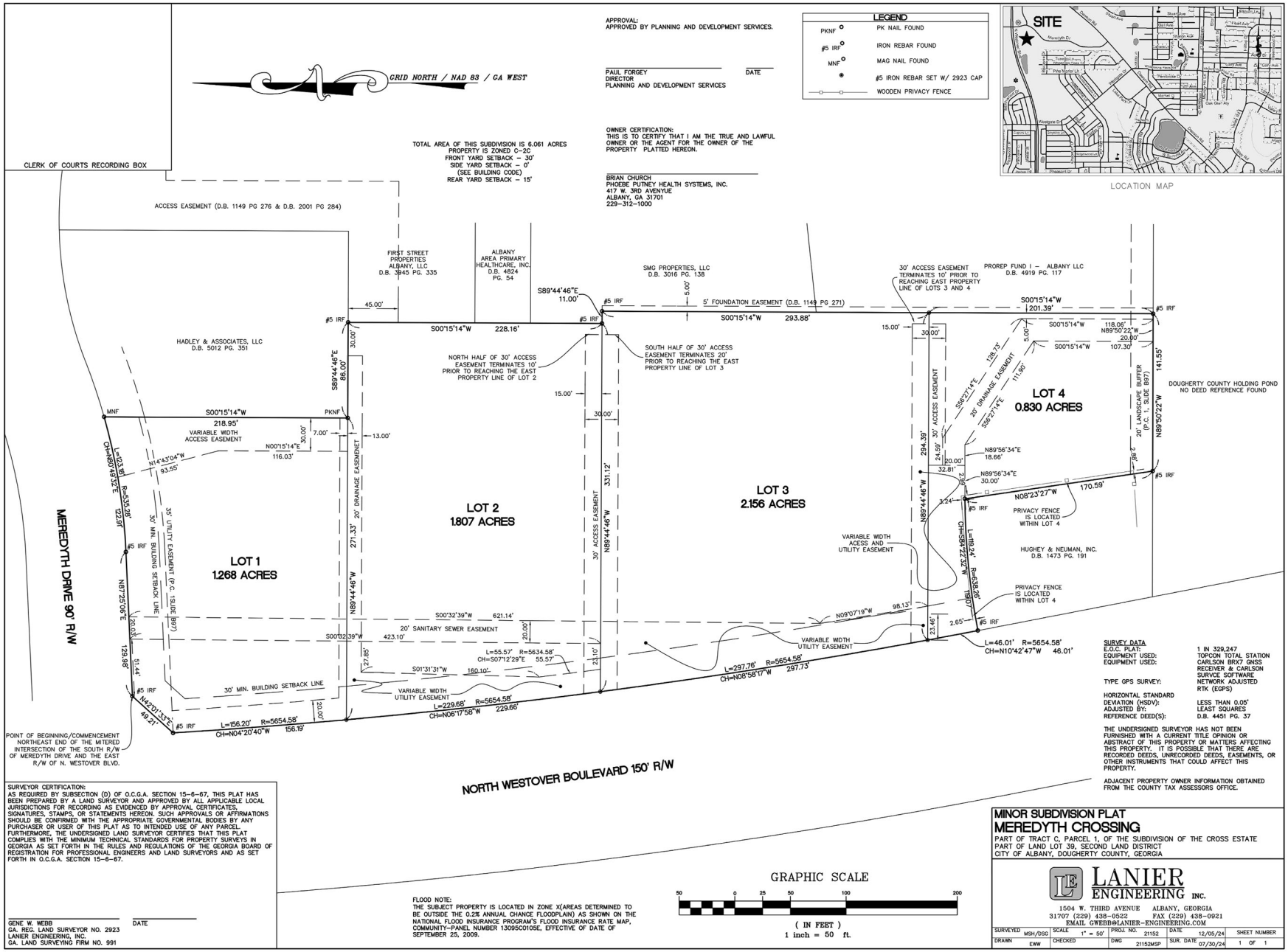
CURRENT PROPERTY SURVEY





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# PROPOSED SITE PLAN FOR DEVELOPMENT

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