



**FOR LEASE**

# New Turn-Key Restaurant with Drive-Thru

101 Tower Place Lane | Leesburg, GA 31763

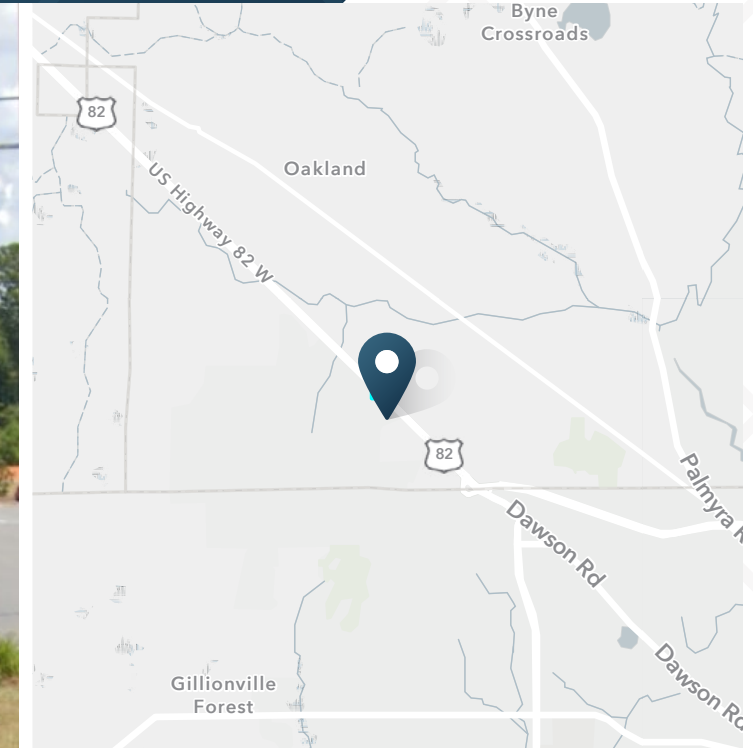


# New Turn-Key Restaurant with Drive-Thru

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1.77 AC  
Available

3,930 SF  
Building Size

Contact  
Broker  
Rate

## ABOUT THE PROPERTY

- Newly developed turn-key restaurant with Drive-Thru
- Minutes away from Albany's 2.6m SF retail node including top-ranking tenants (Walmart Super Center, Lowe's, and Big Lots) according to Placer.ai
- Located within Oakland Plantation, a 1,500-acre master-planned community set to create a massive influx of residents and investment within Lee County
- High visibility along U.S. Highway 82 with traffic counts of over 23k VPD

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

Highway 82, adjacent of Site  
Liberty Expressway, S of Site  
Dawson Road, S of Site

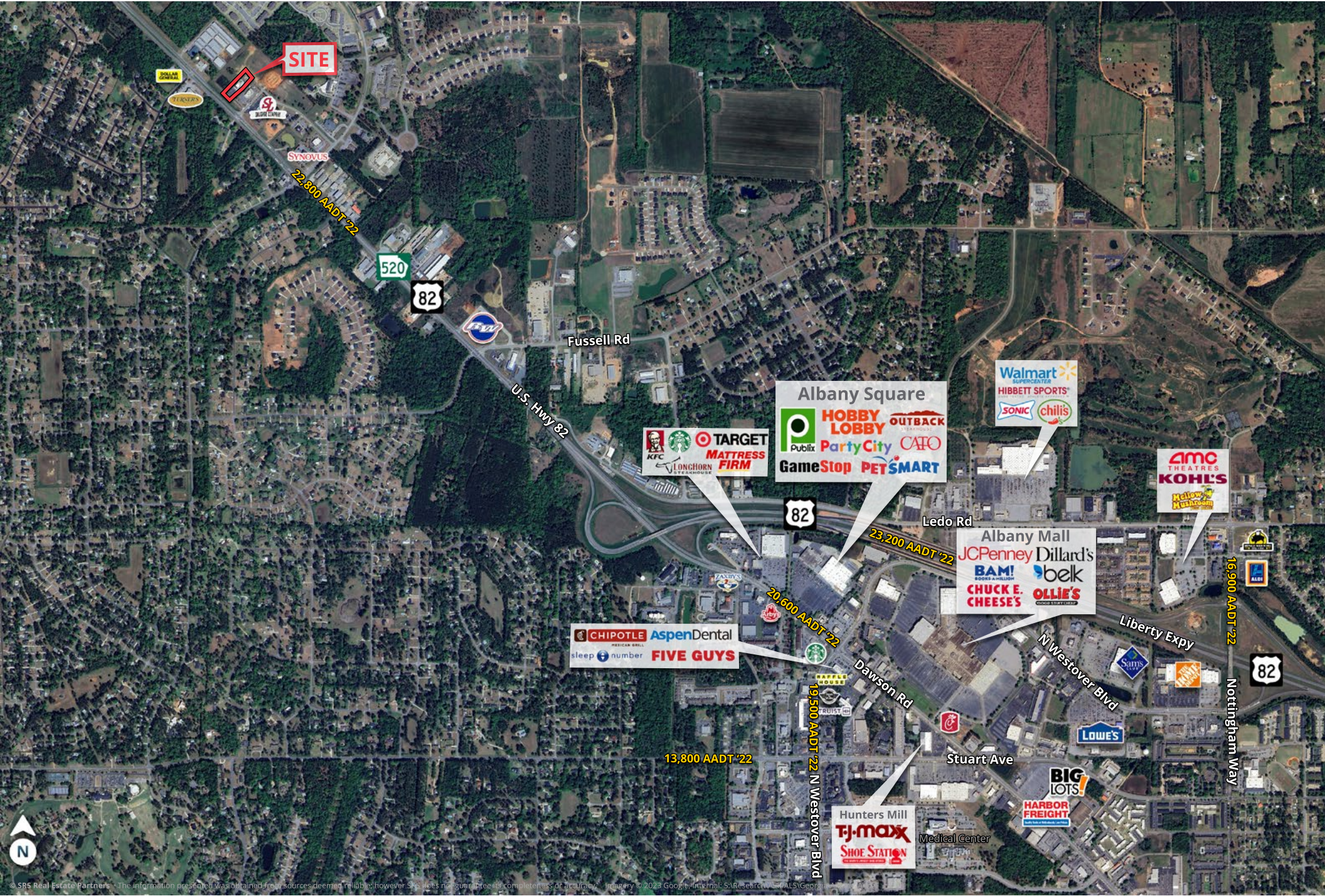
22,800 VPD  
23,200 VPD  
20,600 VPD

Year: 2023 | Source: Google Maps



# Market Aerial

101 Tower Place Lane | Leesburg, GA 31763



**SITE**

22,800 AADT '22

**Albany Square**  
HOBBY LOBBY OUTBACK  
Publix Party City CAO  
GameStop PET SMART

Walmart  
HIBBETT SPORTS  
SONIC chilis

TARGET  
KFC STARBUCKS  
LONGHORN STEAKHOUSE  
MATTRESS FIRM

AMC THEATRES  
KOHL'S  
McClary's

**Albany Mall**  
JCPenney Dillard's  
BAM! BOOKS A HELLION belk  
CHUCK E. CHEESE'S OLLIE'S

CHIPOTLE AspenDental  
sleep + number FIVE GUYS

20,600 AADT '22

23,200 AADT '22

16,900 AADT '22

13,800 AADT '22

19,500 AADT '22

**Hunters Mill**  
TJ-maxx  
SHOE STATION

BIG LOTS  
HARBOR FREIGHT







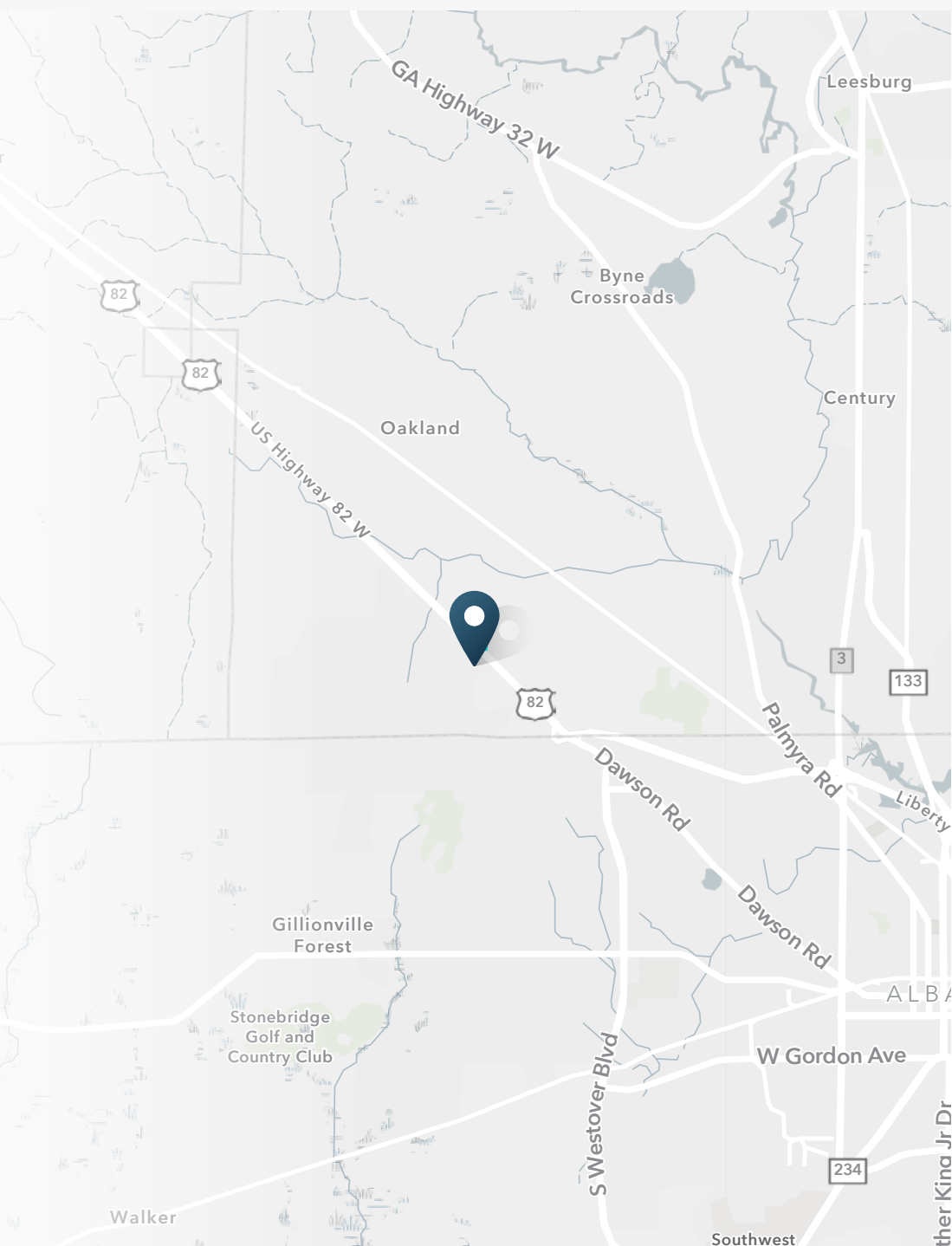
# Leesburg Demographics

101 Tower Place Lane | Leesburg, GA 31763



## DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	2,402	15,740	43,315
2028 Projected Population	2,512	16,267	43,834
Projected Annual Growth Rate 2023 to 2028	0.90%	0.66%	0.24%
<b>Daytime Population</b>			
2023 Daytime Population	1,683	16,906	39,082
Workers	288	8,476	16,498
Residents	1,395	8,430	22,584
<b>Income</b>			
2023 Est. Average Household Income	\$123,893	\$119,950	\$100,445
2023 Est. Median Household Income	\$105,134	\$87,424	\$71,112
<b>Households &amp; Growth</b>			
2023 Estimated Households	1,028	6,394	17,881
2028 Estimated Households	1,103	6,661	18,265
Projected Annual Growth Rate 2023 to 2028	1.42%	0.82%	0.43%
<b>Race &amp; Ethnicity</b>			
2023 Est. White	73%	58%	48%
2023 Est. Black or African American	17%	33%	44%
2023 Est. Asian or Pacific Islander	4%	4%	2%
2023 Est. American Indian or Native Alaskan	0%	0%	0%
2023 Est. Other Races	1%	1%	1%
2023 Est. Hispanic	3%	3%	3%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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