



## EXECUTIVE SUMMARY

## 1.46 ACRE COMMERCIAL LOT

HWY 82 &amp; FUSSELL RD., ALBANY, GA 31763



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,195,000.00
<b>Lot Size:</b>	1.46 +/- Acres
<b>Zoning:</b>	C-2
<b>Traffic Count:</b>	22,800 VPD (US 82)
<b>APN:</b>	029B 018

## PROPERTY OVERVIEW

1.46 +/- acre lot available just off the signalized intersection of US HWY 82 and Fussell Road. TLG recently sold the adjacent tract of land and many new retailers such as Wawa and Seven Brew have joined the area. Sewer is available to this site and off-site stormwater has been allocated.

## LOCATION OVERVIEW

Located northwest of Albany Georgia at the intersection of US HWY 82 and Fussell Rd. This commercial corridor has rapidly expanded throughout the past few years and will continue to do so. This is an excellent development opportunity in a high traffic corridor.

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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
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RETAILER MAP

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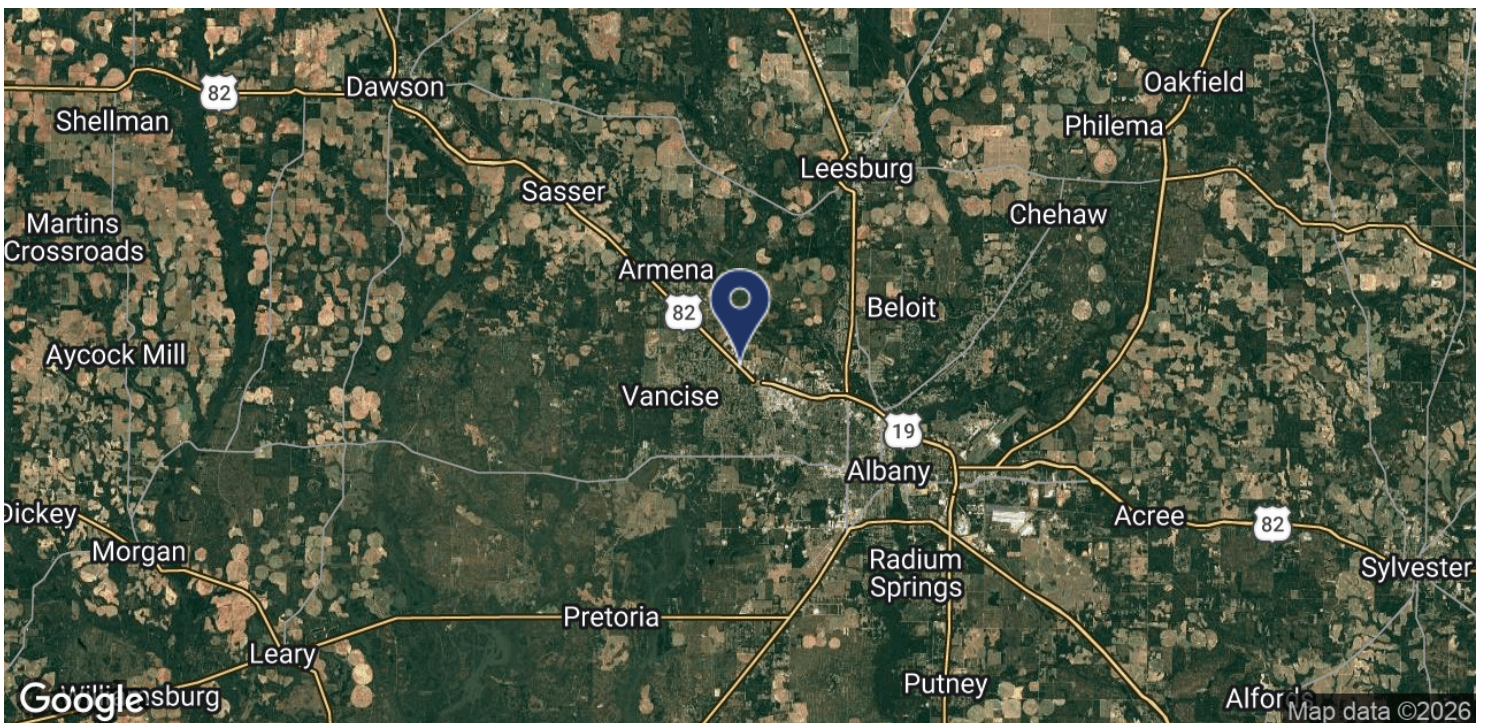
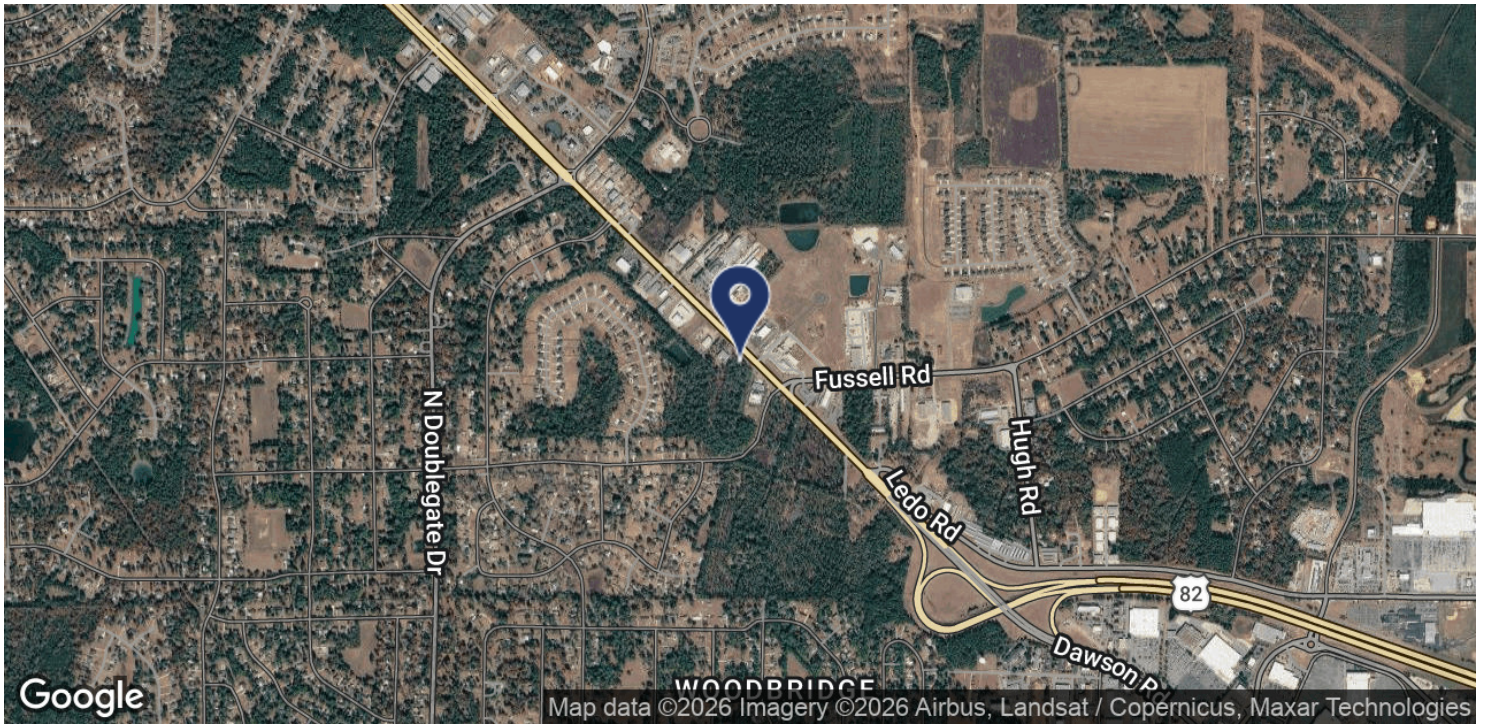




LOCATION MAP

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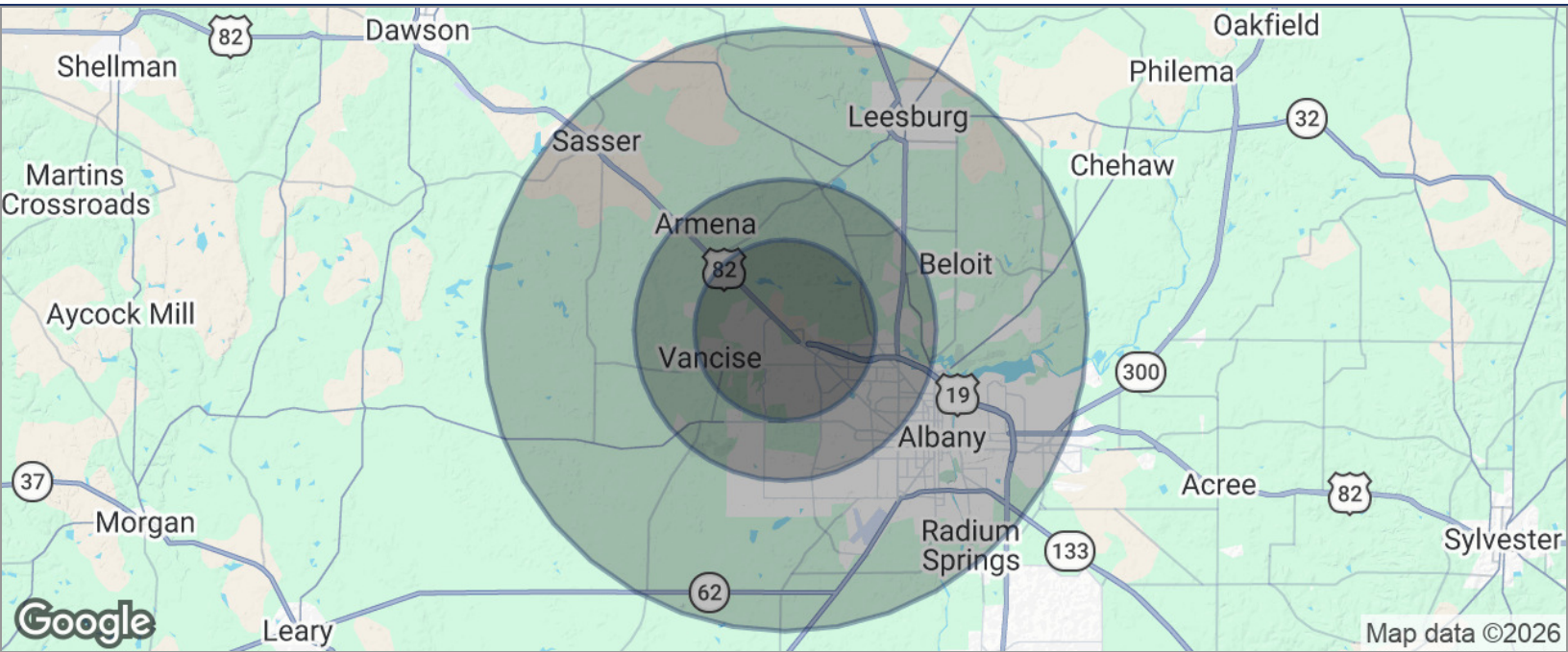




## DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	22,841	48,582	100,450
MEDIAN AGE	39.1	36.6	36.6
MEDIAN AGE (MALE)	37.2	33.9	33.8
MEDIAN AGE (FEMALE)	40.9	38.6	38.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	10,076	21,850	44,481
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$80,448	\$66,575	\$52,388
AVERAGE HOUSE VALUE	\$179,686	\$153,092	\$122,595

\* Demographic data derived from 2020 ACS - US Census

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