



## EXECUTIVE SUMMARY

## 1.40 ACRE COMMERCIAL LOT

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



## OFFERING SUMMARY

<b>Sale Price:</b>	\$995,000.00
<b>Lot Size:</b>	1.40 +/- Acres
<b>Zoning:</b>	C-2
<b>APN:</b>	029B 017

## PROPERTY OVERVIEW

1.40 +/- acre lot available just off the signalized intersection of Hwy 82 and Fussell Road. Wawa is under construction on the corner and the adjoining parcel is under contract.

This area is exploding with growth and is a very busy retail and services corridor. Numerous restaurants, businesses, services, residential developments, and hotels are all in close proximity. Off-site stormwater will be in place.

**Traffic Counts: 22,800 VPD  
(US 82 at Fussell Rd.)**

## LOCATION OVERVIEW

US 82 & Fussell Road, Albany, GA.

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3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
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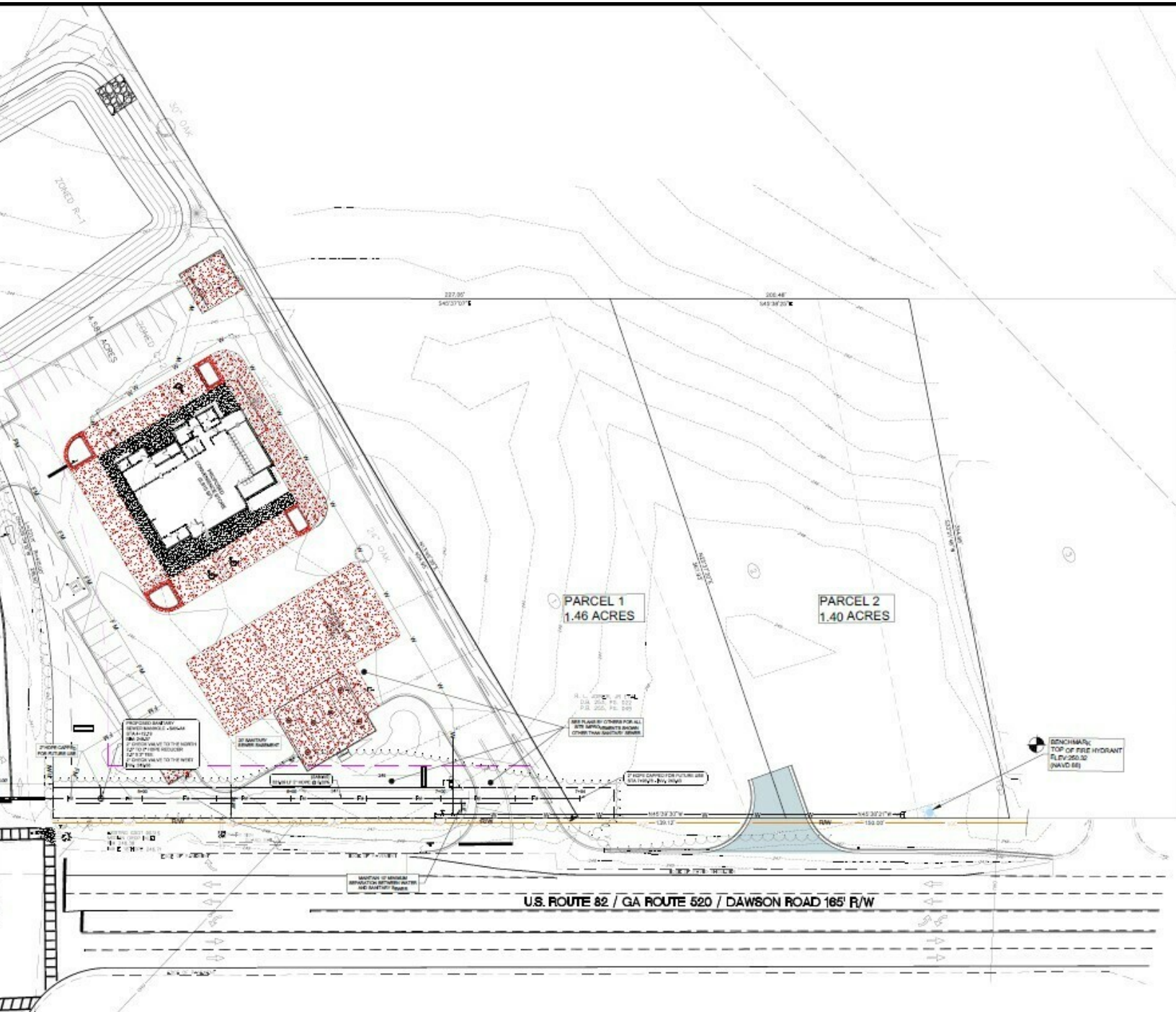




SITE PLAN

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RETAILER MAP

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Google

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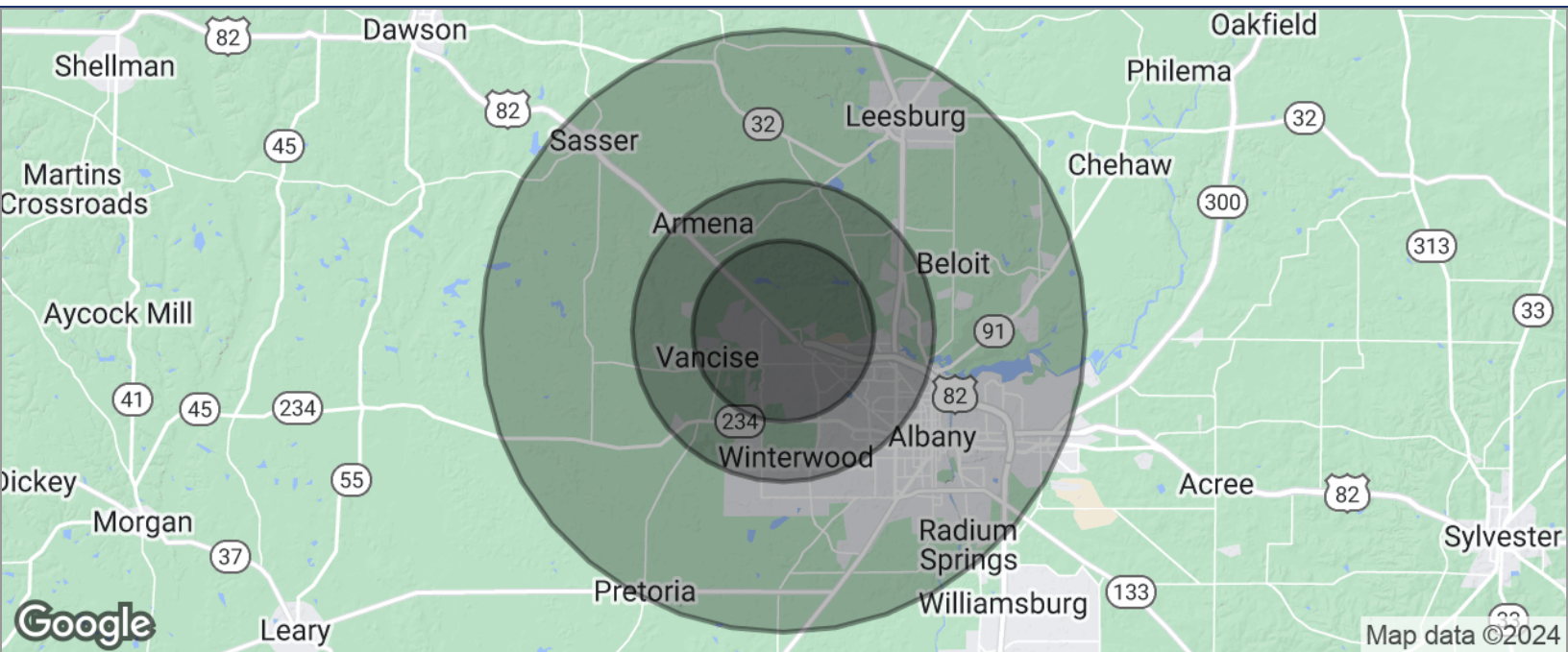




## DEMOGRAPHICS MAP

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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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