

# **EXECUTIVE SUMMARY 1.40 ACRE COMMERCIAL LOT** HWY 82 & FUSSELL RD., ALBANY, GA 31763



OFFERING SUMMARY		PROPERTY OVERVIEW
Sale Price:	\$995,000.00	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
Lot Size:	1.40 +/- Acres	under contract.
Zoning:	C-2	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.
APN:	029B 017	Traffic Counts: 22,800 VPD (US 82 at Fussell Rd.)

#### LOCATION OVERVIEW

US 82 & Fussell Road, Albany, GA.



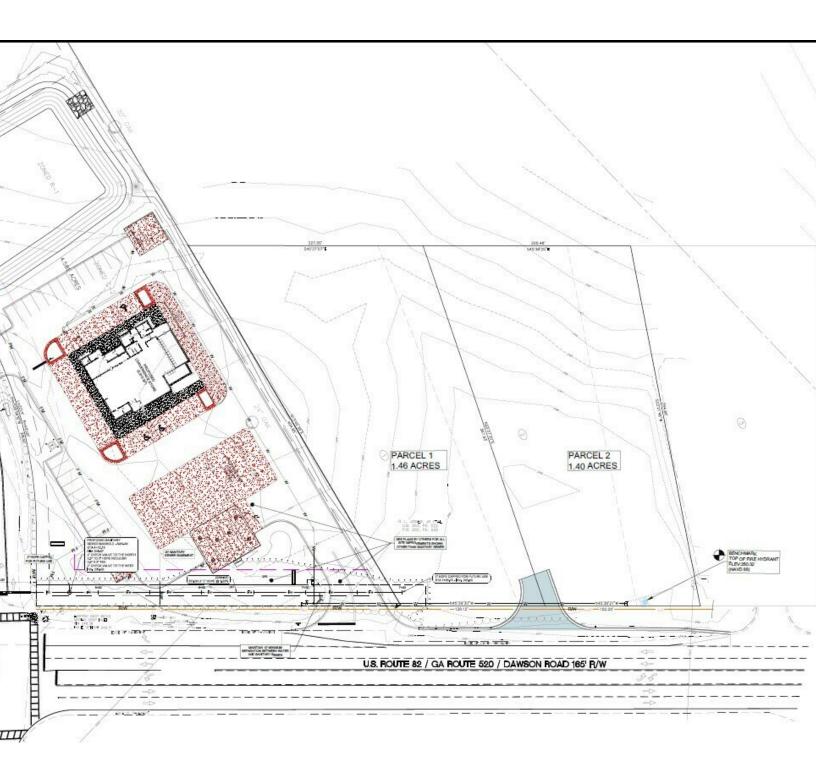
**Trey DeSantis** 850.766.6868 trey@tlgproperty.com

TLG REAL ESTATE SERVICES 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363 REALTOR

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the



## SITE PLAN **1.40 ACRE COMMERCIAL LOT** HWY 82 & FUSSELL RD., ALBANY, GA 31763



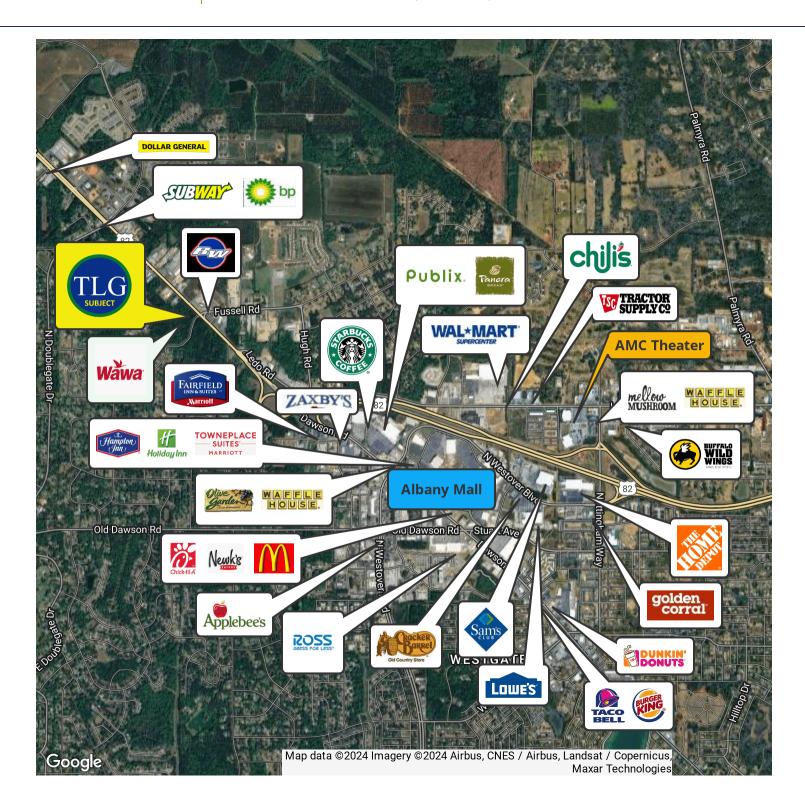
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## RETAILER MAP **1.40 ACRE COMMERCIAL LOT** HWY 82 & FUSSELL RD., ALBANY, GA 31763



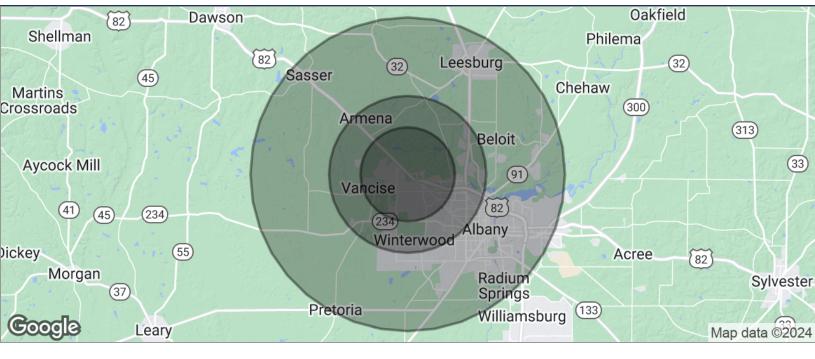
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## DEMOGRAPHICS MAP **1.40 ACRE COMMERCIAL LOT** HWY 82 & FUSSELL RD., ALBANY, GA 31763



POPULATION	3 MILES	5 MILES	10 MILES
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
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
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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