



EXECUTIVE SUMMARY

1.46 ACRE COMMERCIAL LOT

HWY 82 & FUSSELL RD., ALBANY, GA 31763



OFFERING SUMMARY

Sale Price: \$1,195,000.00

Lot Size: 1.46 +/- Acres

Zoning: C-2

APN: 029B 018

PROPERTY OVERVIEW

1.46 +/- 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. Sewer is available to this site.

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.

Trey DeSantis
850.766.6868
trey@tlgproperty.com

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





RETAILER MAP

1.46 ACRE COMMERCIAL LOT

HWY 82 & FUSSELL RD., ALBANY, GA 31763



Trey DeSantis
850.766.6868
trey@tlgproperty.com

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

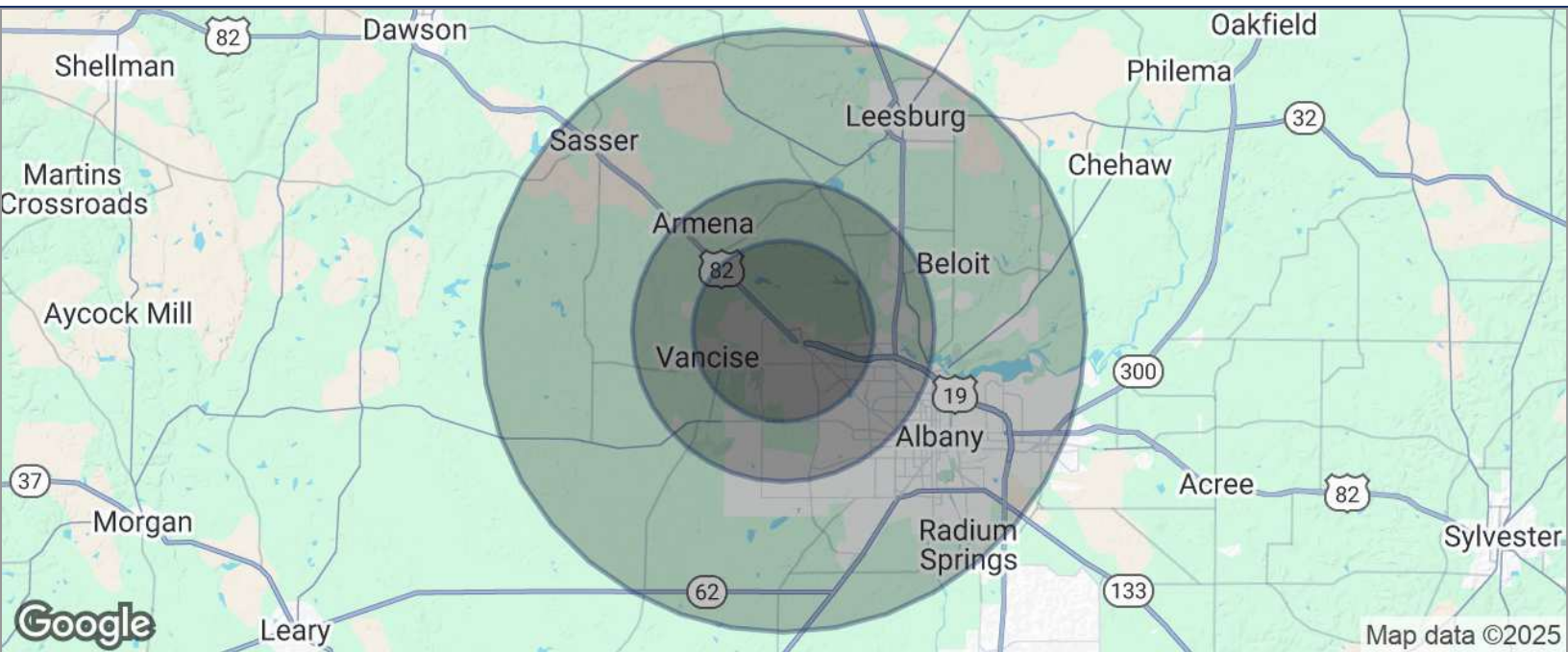




DEMOGRAPHICS MAP

1.46 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

Trey DeSantis
850.766.6868
trey@tlgproperty.com

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

