



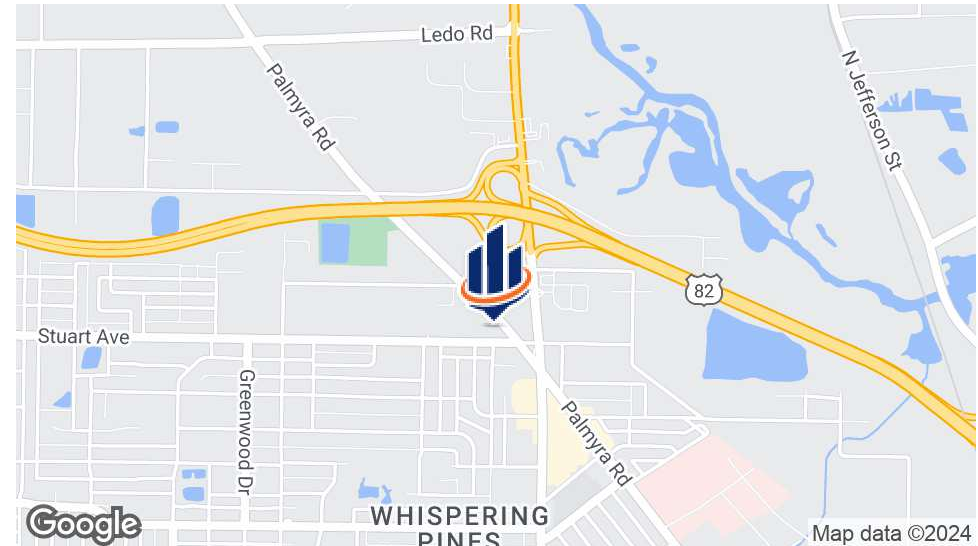
NW ALBANY EXECUTIVE OFFICE

1201 STUART AVE
ALBANY, GA 31707

Todd Davis
C: 229.349.3884
todd.davis@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$599,000
Building Size:	7,140 ± SF
Lot Size:	1.59 ± Acres
Price / SF:	\$83.89
Year Built:	1994
Renovated:	2014
Zoning:	C-1
APN:	000MM/00015/034
Property Taxes:	\$10,472.59 (2024)

PROPERTY OVERVIEW

Located in northwest Albany GA, this executive office building is designed to suit a variety of uses. The building is 7,140 ± SF and features 17 individual offices, 2 conference rooms, a breakroom, a reception area, a mechanical / IT room, 3 bathrooms, and a backup generator. It has 53 parking spaces with 2 handicap spaces. A new roof was installed in 2019. Highly Visible from Slappey Blvd, which has 22,900 ± cars per day. The current tenant's lease expires on 12/31/24.

PROPERTY HIGHLIGHTS

- Stuart Ave: 7,700 ± cars per day
- Palmyra Rd: 5,500 ± cars per day
- Olympia D50P3S 50 KW Generator
- Close proximity to U.S Hwy 82



22,900 ±
Cars/Day

N Slappey Blvd

5,500 ±
Cars/Day

Palmyra Rd

7,700 ±
Cars/Day

Stuart Ave





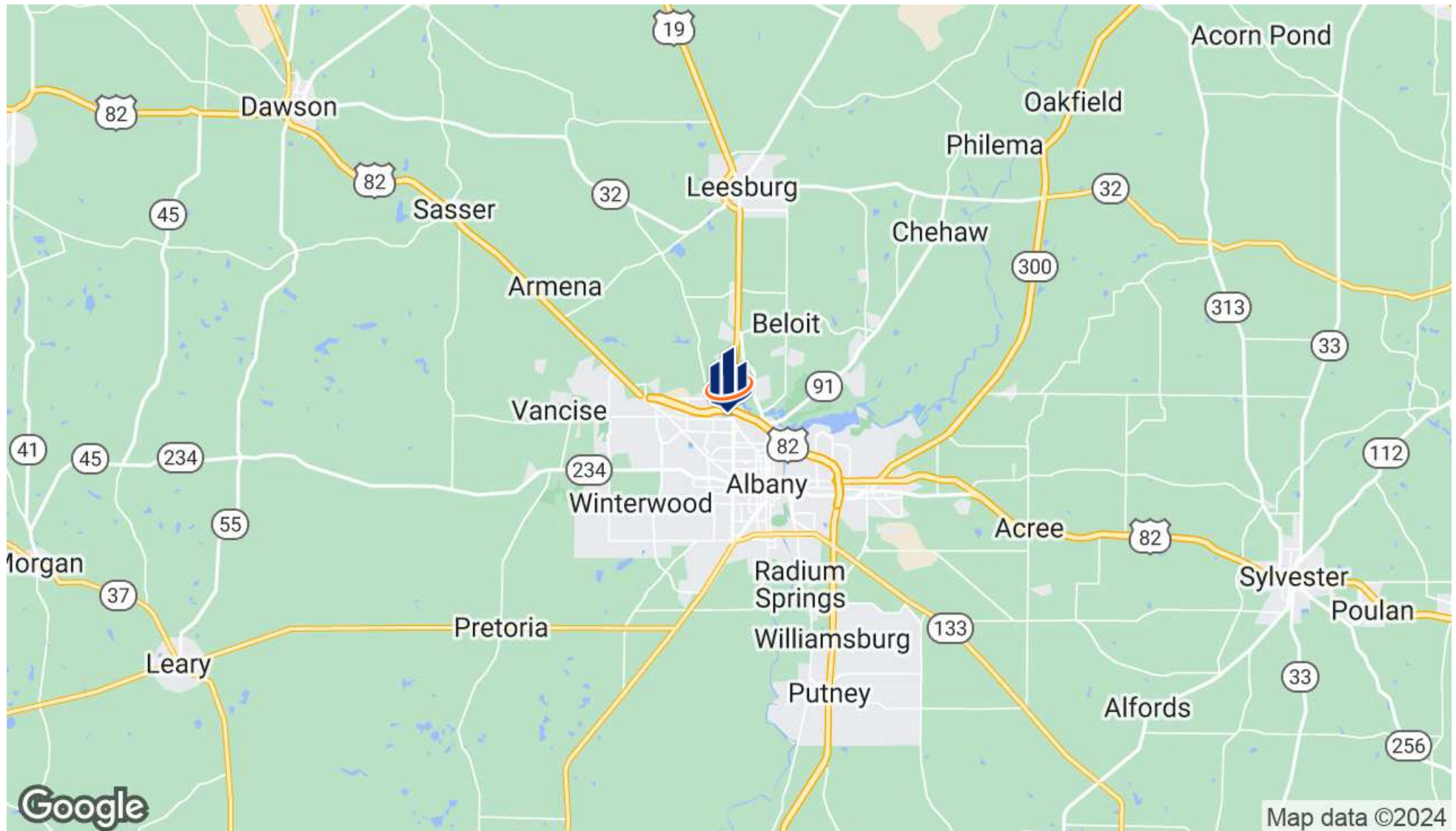
22,900 ±
Cars/Day

Palmyra Rd

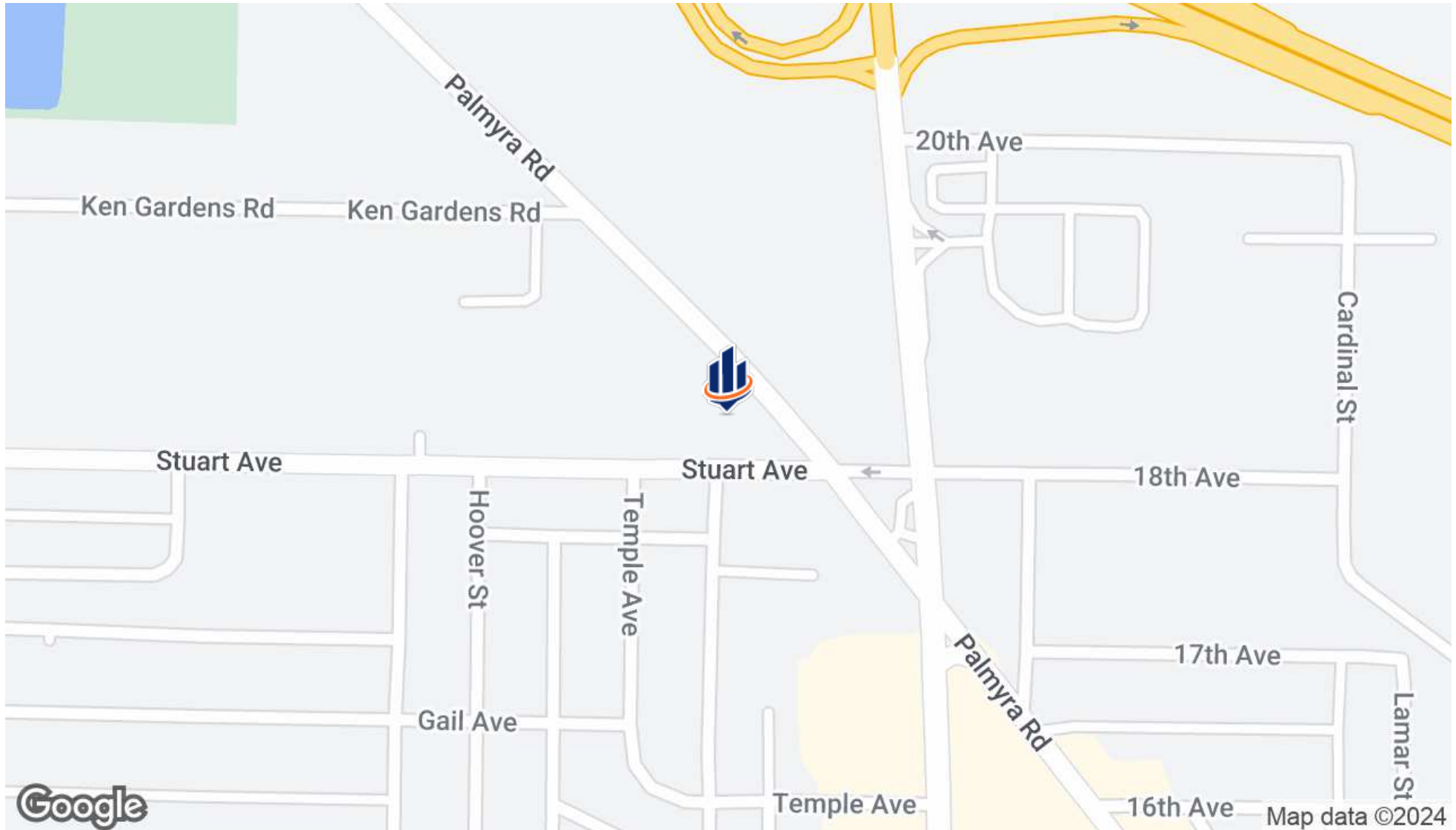
N Slappey Blvd



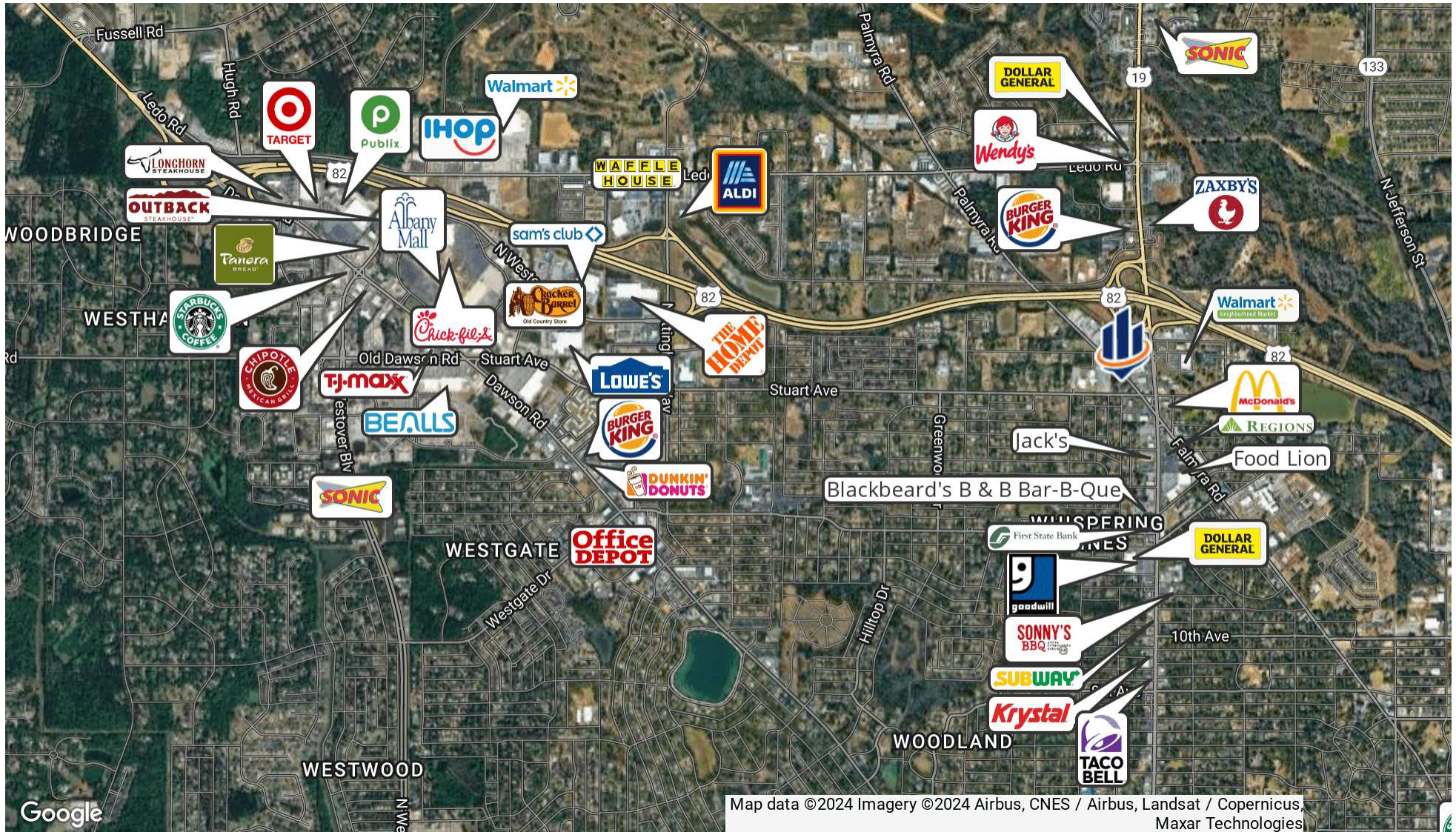
Regional Map



Location Map



Retailer Map



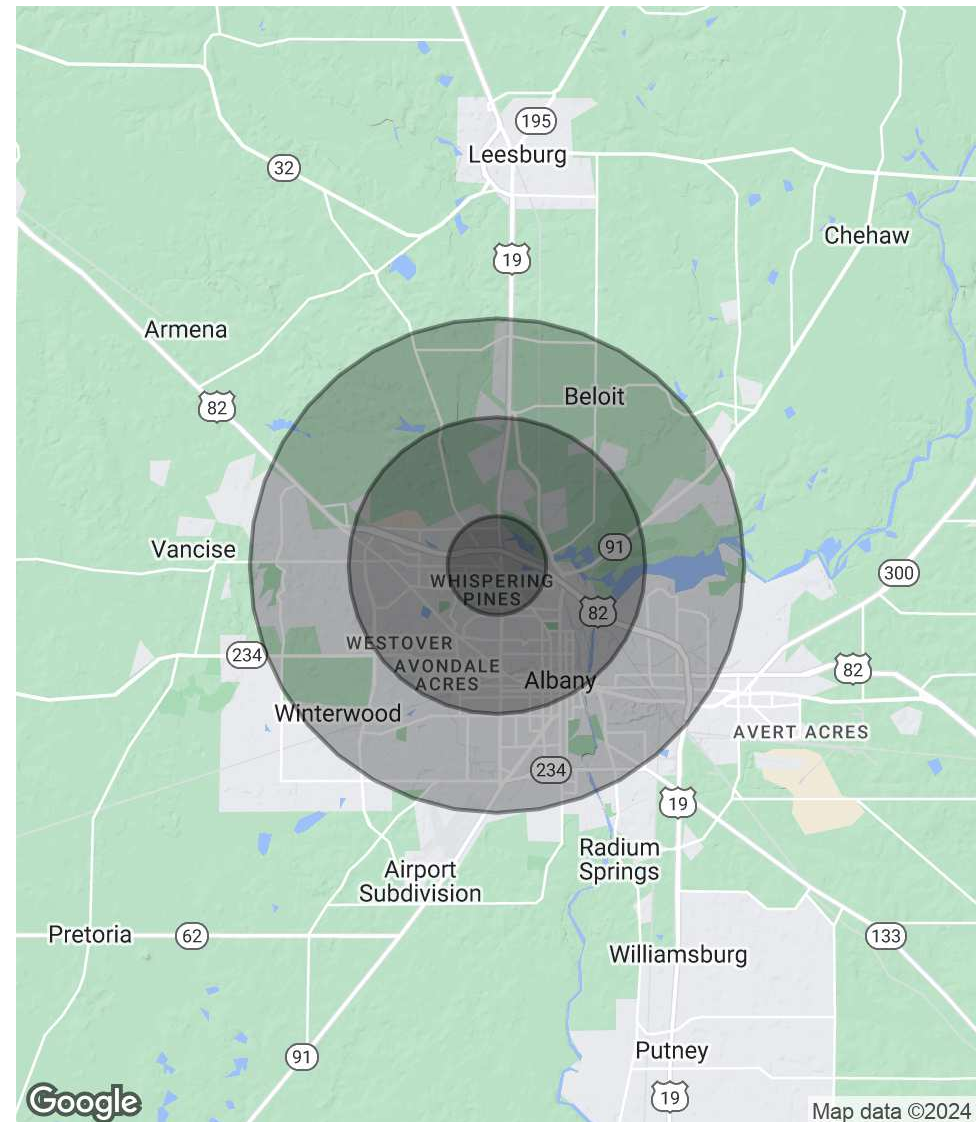
Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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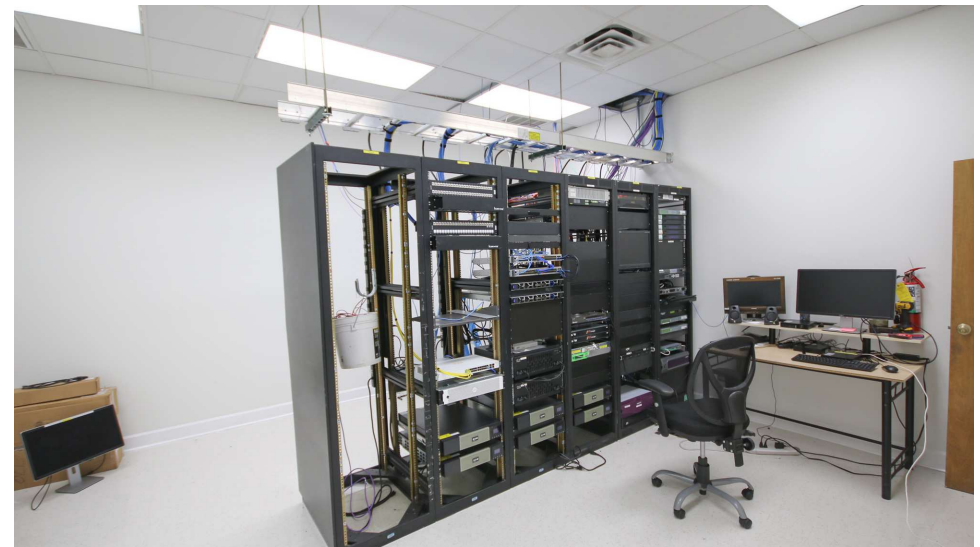
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,773	33,130	71,642
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,203	14,629	29,844
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$75,807	\$76,956	\$73,840
Average House Value	\$158,635	\$177,817	\$182,517

Demographics data derived from AlphaMap



Interior Photos



Advisor Biography



TODD DAVIS

Senior Advisor

todd.davis@svn.com

Direct: 877.518.5263 x384 | Cell: 229.349.3884

PROFESSIONAL BACKGROUND

Todd Davis is a senior advisor at SVN | Saunders Ralston Dantzler Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region.

Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

Todd received a Bachelor's in Business Communications from Valdosta State University. He currently serves on the Executive Board of the Boys & Girls Club of Albany and the Advisory Board for Feeding the Valley Food Bank. Over the years, Todd has dedicated much of his time volunteering in his community. During his spare time, Todd enjoys hunting, fishing, and photography.

Todd specializes in:

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland
- Plantations
- Pecan Groves



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

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