



0.64 Acres
Available

2,600 SF
Available

DESCRIPTION

- Former Pizza Hut available: 0.64 acre with +/-2600 SF building
- Highly suited for QSR, automotive or retail use
- Highway entrance/exit site
- Growing retail corridor with brand new Chick-fil-A and Dunkin', with Avid hotel opening October 2021
- 92,000+ VPD on I-75 with weekend traffic peaking at 120,000+ VPD

DEMOGRAPHICS

	5 Min	10 Min	15 Min
Population	6,283	39,295	152,619
Daytime Population	5,965	35,379	138,009
Households	2,466	15,488	57,385
Avg. HHI	\$70,167	\$77,986	\$67,164

Year: 2021 | Source: Esri

NEARBY RETAILERS



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Peach Shops
At Byron
BonWorth
UNIFORM OUTLET
O·H·P
goodwill
CAIO

16,700 AADT '20

75
401

0.64 Acre with
+/-2600 SF Building

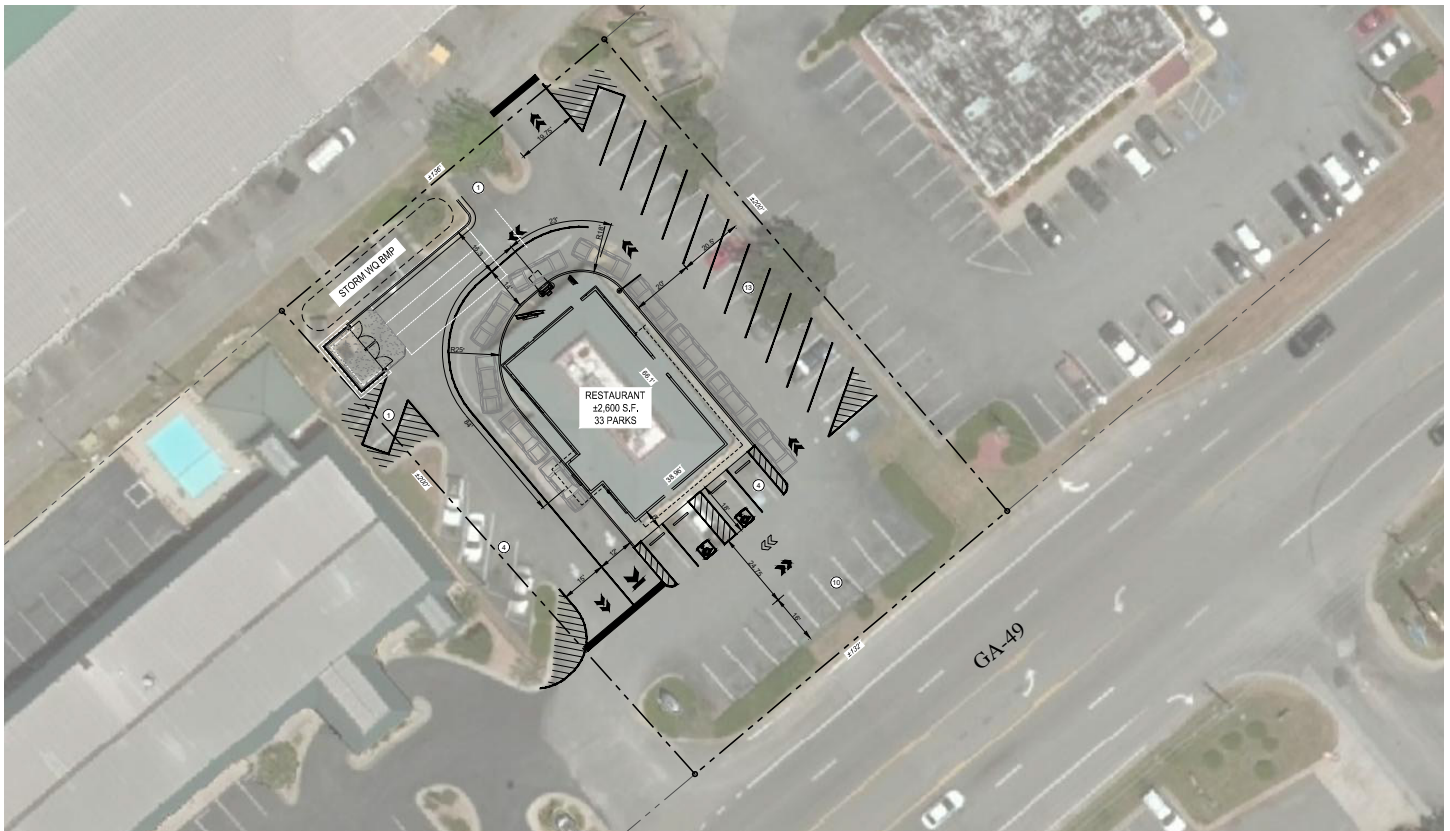
80,500 AADT '20





Site Plans

Byron, GA



Executive Summary

Byron, GA



Population

2000 Population	4,349	25,587	121,453
2010 Population	5,510	35,277	141,781
2021 Population	6,283	39,295	152,619
2026 Population	6,557	41,030	157,478
2000-2010 Annual Rate	2.39%	3.26%	1.56%
2010-2021 Annual Rate	1.17%	0.96%	0.66%
2021-2026 Annual Rate	0.86%	0.87%	0.63%
2021 Male Population	48.8%	49.1%	48.3%
2021 Female Population	51.2%	50.9%	51.7%
2021 Median Age	39.1	39.6	36.4

In the identified area, the current year population is 6,283. In 2010, the Census count in the area was 5,510. The rate of change since 2010 was 1.17% annually. The five-year projection for the population in the area is 6,557 representing a change of 0.86% annually from 2021 to 2026. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 39.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	69.7%	65.2%	46.2%
2021 Black Alone	23.1%	26.0%	45.0%
2021 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2021 Asian Alone	2.1%	3.5%	2.9%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	1.7%	2.0%	2.5%
2021 Two or More Races	3.0%	2.9%	2.8%
2021 Hispanic Origin (Any Race)	4.8%	5.2%	6.0%

Persons of Hispanic origin represent 4.8% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 50.9 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	64	71	59
2000 Households	1,584	9,272	45,288
2010 Households	2,139	13,727	53,125
2021 Total Households	2,466	15,488	57,385
2026 Total Households	2,583	16,212	59,328
2000-2010 Annual Rate	3.05%	4.00%	1.61%
2010-2021 Annual Rate	1.27%	1.08%	0.69%
2021-2026 Annual Rate	0.93%	0.92%	0.67%
2021 Average Household Size	2.55	2.51	2.60

The household count in this area has changed from 2,139 in 2010 to 2,466 in the current year, a change of 1.27% annually. The five-year projection of households is 2,583, a change of 0.93% annually from the current year total. Average household size is currently 2.55, compared to 2.58 in the year 2010. The number of families in the current year is 1,749 in the specified area.

Executive Summary

Byron, GA



Mortgage Income			
2021 Percent of Income for Mortgage	13.1%	10.9%	12.7%
Median Household Income			
2021 Median Household Income	\$53,916	\$63,613	\$51,145
2026 Median Household Income	\$59,395	\$72,913	\$57,465
2021-2026 Annual Rate	1.95%	2.77%	2.36%
Average Household Income			
2021 Average Household Income	\$70,167	\$77,986	\$67,164
2026 Average Household Income	\$80,813	\$89,019	\$76,977
2021-2026 Annual Rate	2.87%	2.68%	2.76%
Per Capita Income			
2021 Per Capita Income	\$27,626	\$30,392	\$25,192
2026 Per Capita Income	\$31,910	\$34,792	\$28,922
2021-2026 Annual Rate	2.93%	2.74%	2.80%

Households by Income

Current median household income is \$53,916 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$59,395 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$70,167 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$80,813 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$27,626 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$31,910 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	169	201	174
2000 Total Housing Units	1,708	9,887	50,271
2000 Owner Occupied Housing Units	1,266	7,826	28,986
2000 Renter Occupied Housing Units	318	1,446	16,302
2000 Vacant Housing Units	124	615	4,983
2010 Total Housing Units	2,330	14,766	59,964
2010 Owner Occupied Housing Units	1,597	10,412	33,191
2010 Renter Occupied Housing Units	542	3,315	19,934
2010 Vacant Housing Units	191	1,039	6,839
2021 Total Housing Units	2,655	16,407	64,527
2021 Owner Occupied Housing Units	1,749	11,157	33,729
2021 Renter Occupied Housing Units	717	4,331	23,656
2021 Vacant Housing Units	189	919	7,142
2026 Total Housing Units	2,795	17,232	66,922
2026 Owner Occupied Housing Units	1,841	11,745	35,467
2026 Renter Occupied Housing Units	742	4,467	23,862
2026 Vacant Housing Units	212	1,020	7,594

Currently, 65.9% of the 2,655 housing units in the area are owner occupied; 27.0%, renter occupied; and 7.1% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 2,330 housing units in the area - 68.5% owner occupied, 23.3% renter occupied, and 8.2% vacant. The annual rate of change in housing units since 2010 is 5.98%. Median home value in the area is \$168,411, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.76% annually to \$183,790.

