



COMMERCIAL REAL ESTATE

PROPERTY FOR SALE



# Busy Retail Corridor - 2 Lots

2917 & 2915 N Slappey Blvd.  
Albany, GA 31707

## TREY DESANTIS

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## TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200  
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## EXECUTIVE SUMMARY

## BUSY RETAIL CORRIDOR - 2 LOTS

2915 &amp; 2917 N SLAPPEY BLVD, ALBANY, GA 31707



## OFFERING SUMMARY

**Sale Price:** Parcel 1: \$1,100,000.00 (2917)  
Parcel 2: \$685,000.00 (2915)

**Acres:** Parcel 1: .89+/- Acres  
Parcel 2: .81 +/- Acres

**APN:** Parcel 1: 000MM/00002/01A  
Parcel 2: 000MM/00002/01B

**Zoning:** C-3 Commercial

## PROPERTY OVERVIEW

Two commercial parcels for sale with excellent visibility and high traffic counts of 24,200 AADT on N Slappey. The first parcel located at 2917 N Slappey is .89+/- acres and includes all improvements and is currently operating as a 7,830 sq. ft. automotive repair business. The building is in good condition. Contact Broker to discuss all of the equipment that can be included in the sale. The second parcel located at 2915 N Slappey is .81+/- acres and is vacant land. The two parcels are adjacent and there is a curb cut at 2917 N Slappey. The lots can be sold together or separately.

Businesses and retailers in the area include Walmart, Zaxby's, McDonalds, Wendy's, Burger King, Dollar General, Advanced Auto Parts, Ford Dealership, hotels, gas stations, and more.

## LOCATION OVERVIEW

Located at the north end of Slappey Blvd. in Albany GA. This property is well-located among other retailers & restaurants and is in proximity to Liberty Expressway.

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PARCEL 1 & PARCEL 2

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2917 N SLAPPY - AUTOMOTIVE SHOP

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RETAILER MAP

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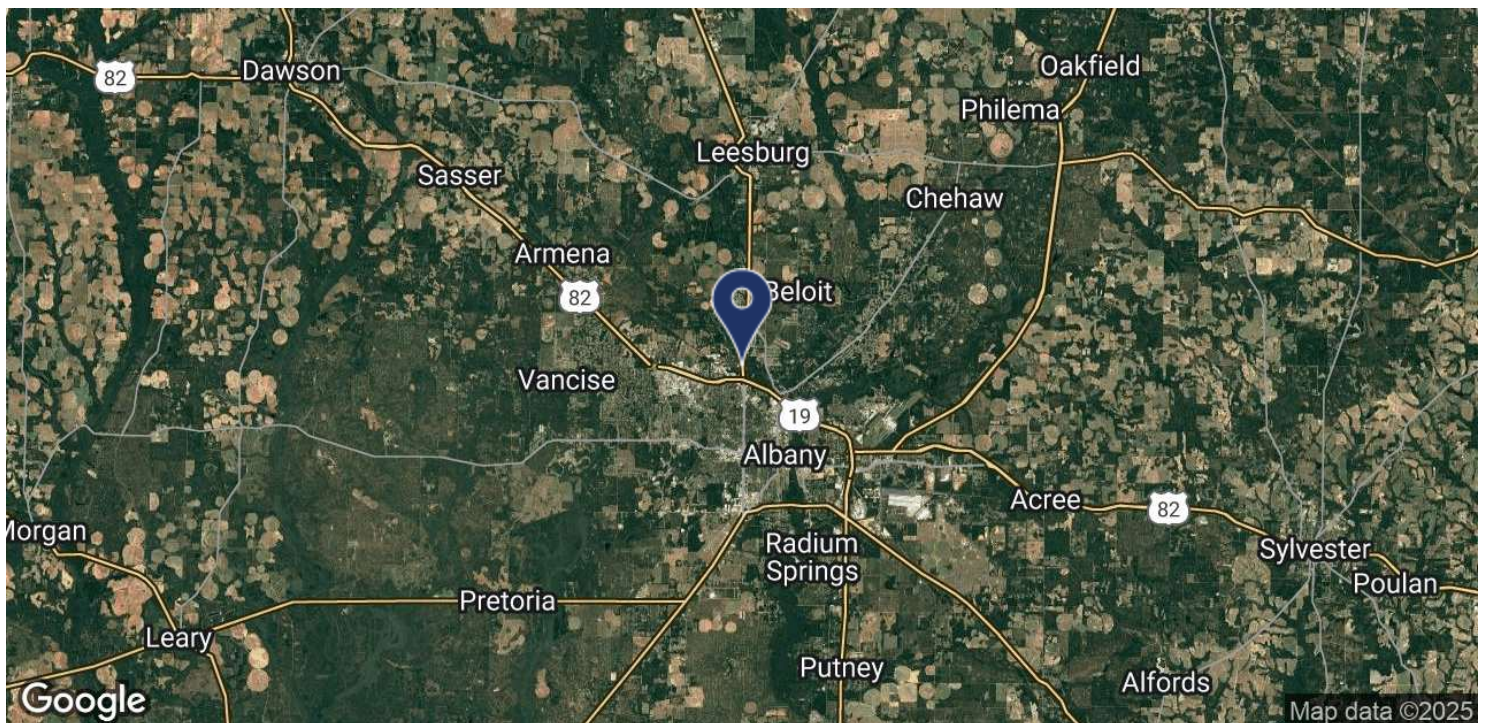
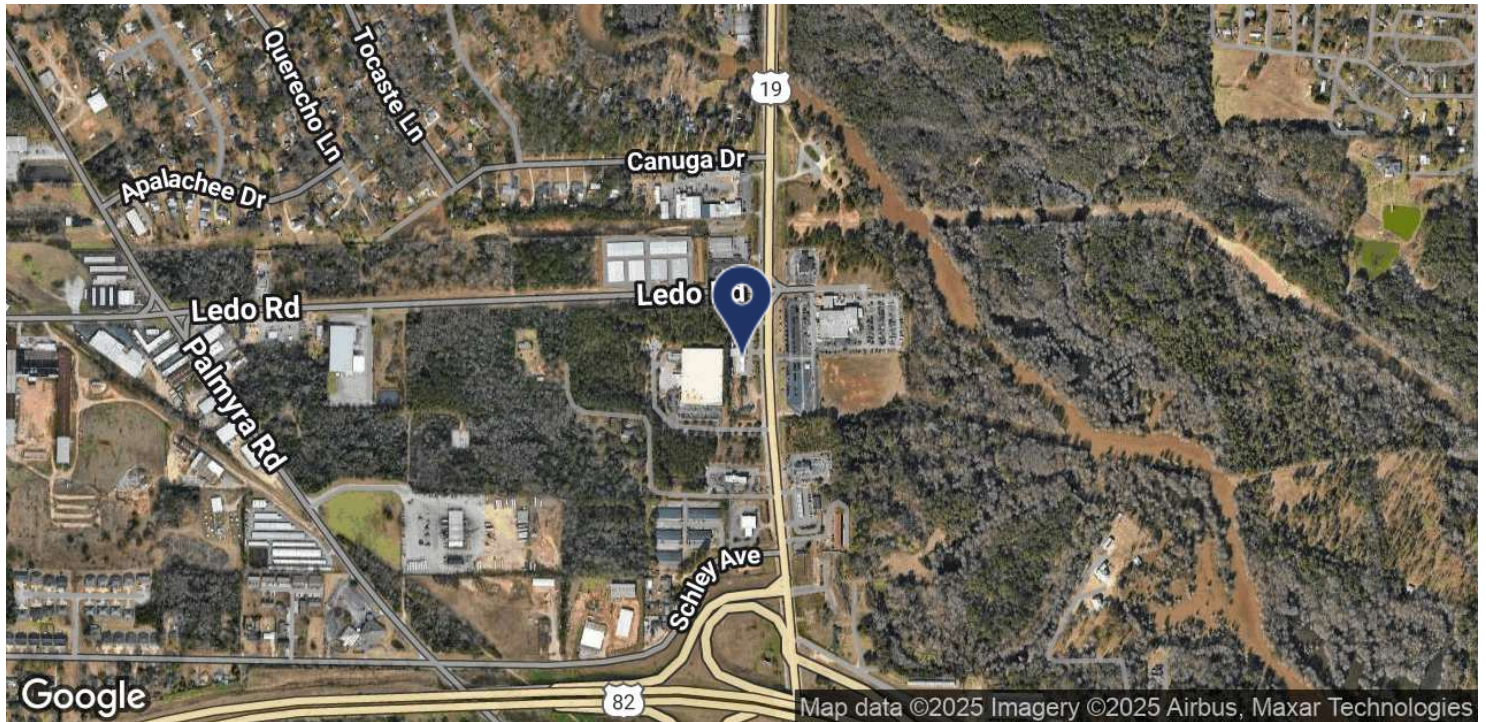




LOCATION MAP

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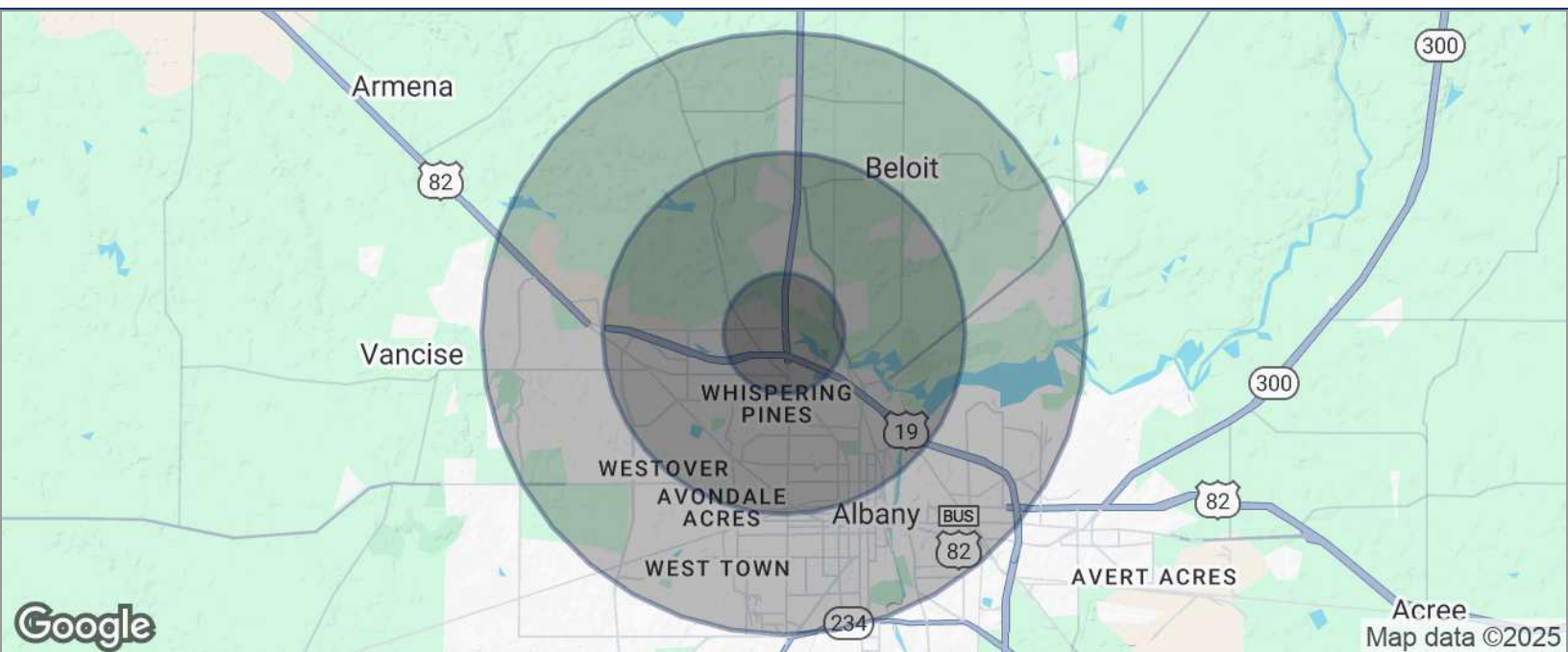




## DEMOGRAPHICS MAP

## BUSY RETAIL CORRIDOR - 2 LOTS

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,652	28,872	68,252
MEDIAN AGE	39	40	40
MEDIAN AGE (MALE)	37	39	38
MEDIAN AGE (FEMALE)	41	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,571	12,644	28,443
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$89,141	\$83,517	\$76,489
AVERAGE HOUSE VALUE	\$191,844	\$192,577	\$184,264

\* Demographic data derived from 2020 ACS - US Census

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