



EXECUTIVE SUMMARY

1604 E OGLETHORPE BLVD

ALBANY, GA 31705



OFFERING SUMMARY

Sale Price:	\$2,250,000
Price / Acre:	\$230,533
Lot Size:	9.76 Acres
Zoning:	C-2/C-3
Traffic Counts:	US-84: 19,300 US-19: 28,600
APN:	000II/00035/010

PROPERTY OVERVIEW

Former location of Oglethorpe Plaza, this recently cleared site offers excellent retail or mixed-use development potential. The property benefits from high visibility with traffic counts along US-84 and US-19 totaling an estimated 47,900 vehicles per day. The site also features approximately 780 feet of frontage along Oglethorpe Boulevard.

LOCATION OVERVIEW

Situated just off US Hwy 82, adjacent to the US Hwy 19 interchange, this 9.76-acre redevelopment opportunity offers excellent potential for a variety of uses. Highly visible from the highway and located at the signalized intersection of US Hwy 82 and Thornton Drive, the property provides strong visibility and convenient access.

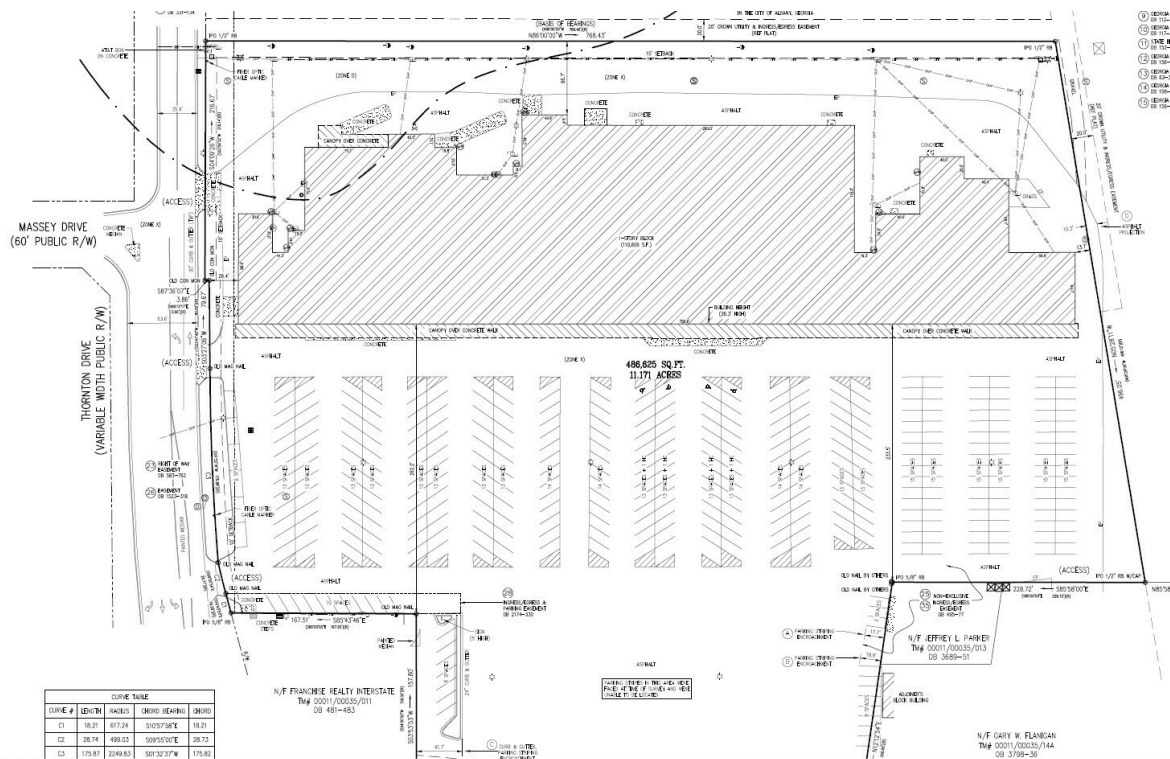
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





ADDITIONAL PHOTOS
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RETAILER MAP

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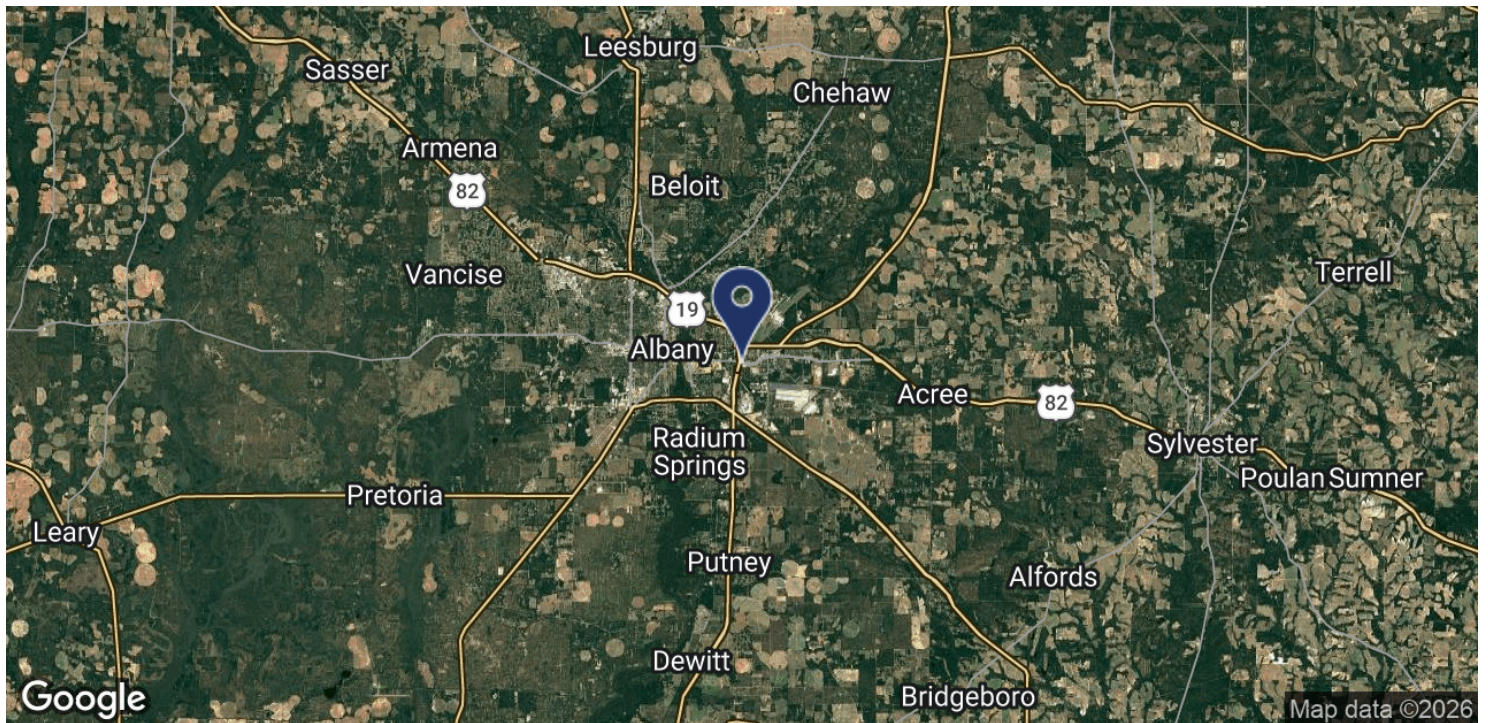
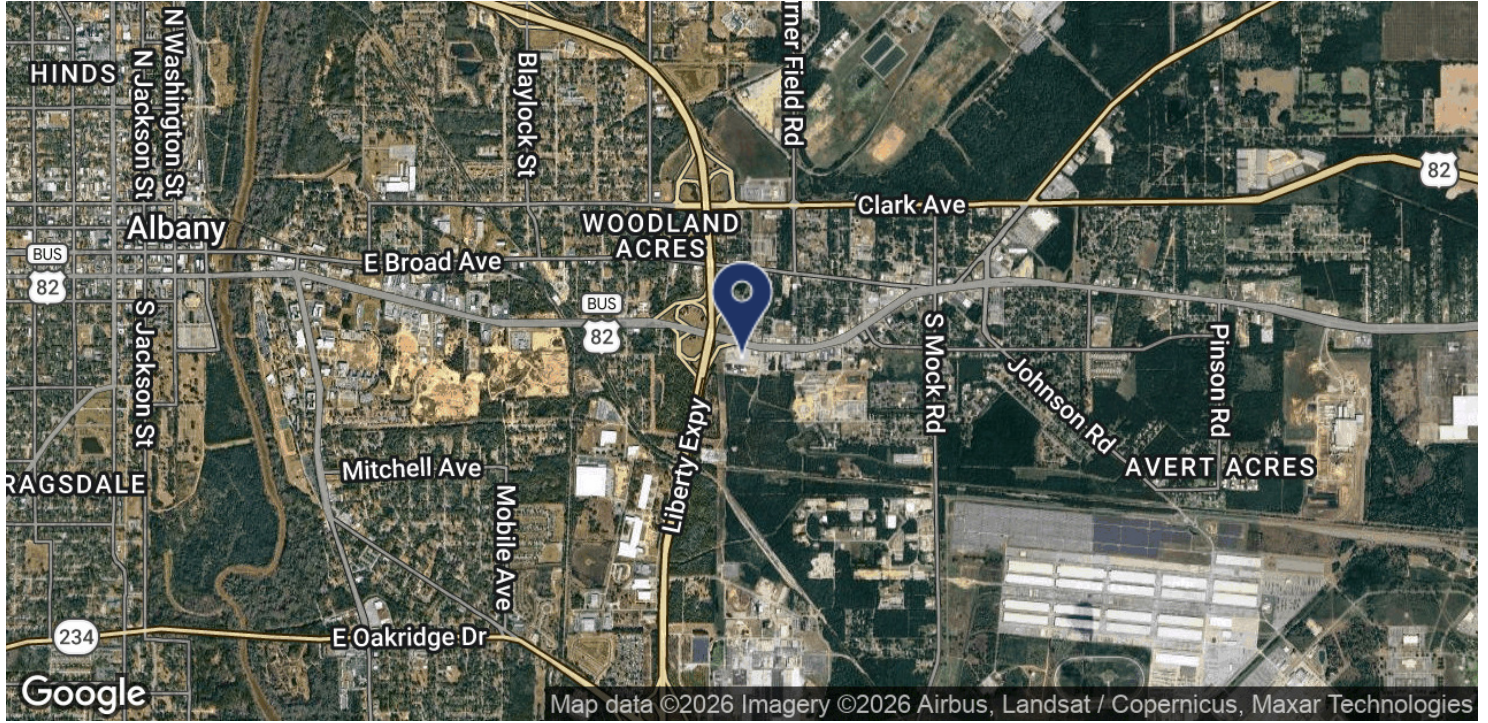




LOCATION MAP

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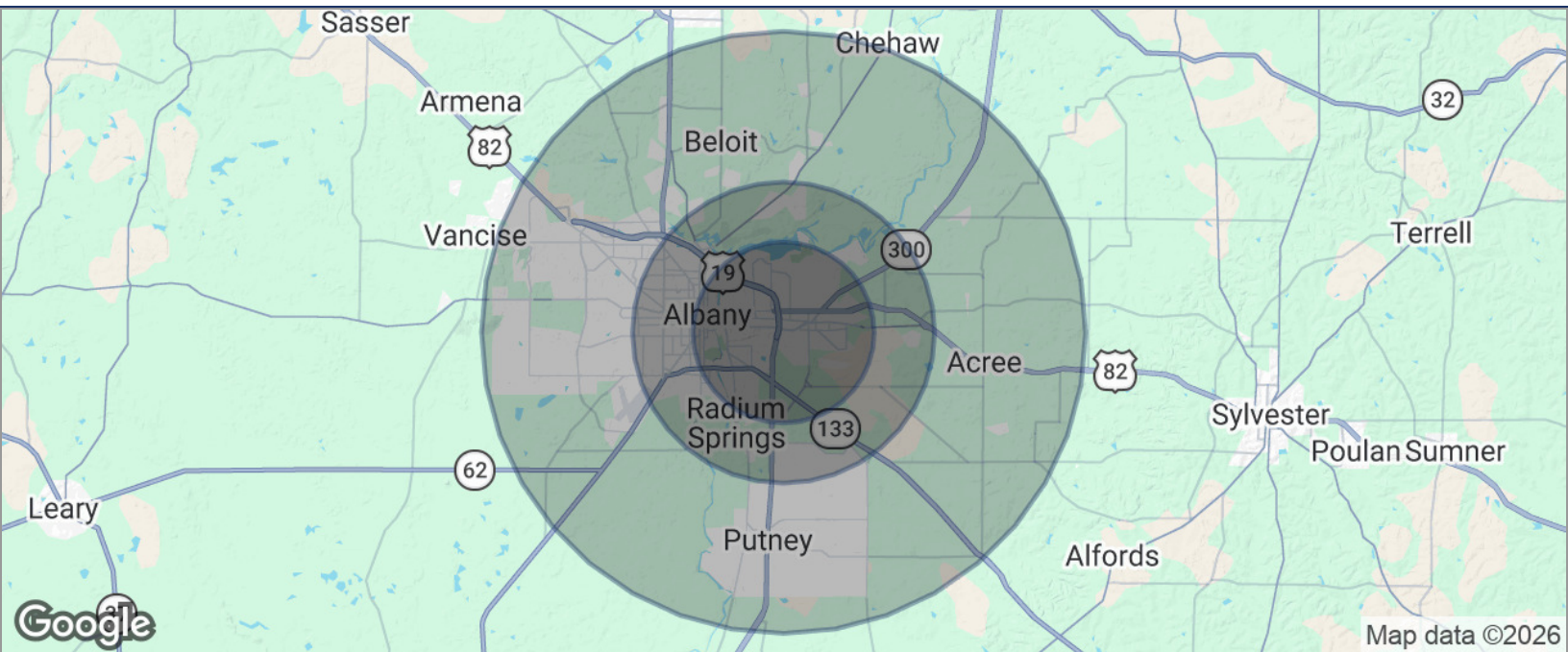




DEMOGRAPHICS MAP

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	21,806	46,814	102,426
MEDIAN AGE	31.3	35.0	37.4
MEDIAN AGE (MALE)	29.6	33.5	36.0
MEDIAN AGE (FEMALE)	34.5	37.3	39.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,135	17,759	40,924
# OF PERSONS PER HH	3.1	2.6	2.5
AVERAGE HH INCOME	\$38,687	\$49,156	\$68,811
AVERAGE HOUSE VALUE	\$73,775	\$111,812	\$157,755

* Demographic data derived from 2020 ACS - US Census

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