

# COMMERCIAL LAND FOR SALE OR LEASE

6110 WATSON BOULEVARD  
BYRON, GA 31008  
PEACH COUNTY

± 98.47 ACRE DEVELOPMENT

64.47 ACRES AVAILABLE  
CALL AGENT FOR RETAIL/LEASE OPTIONS

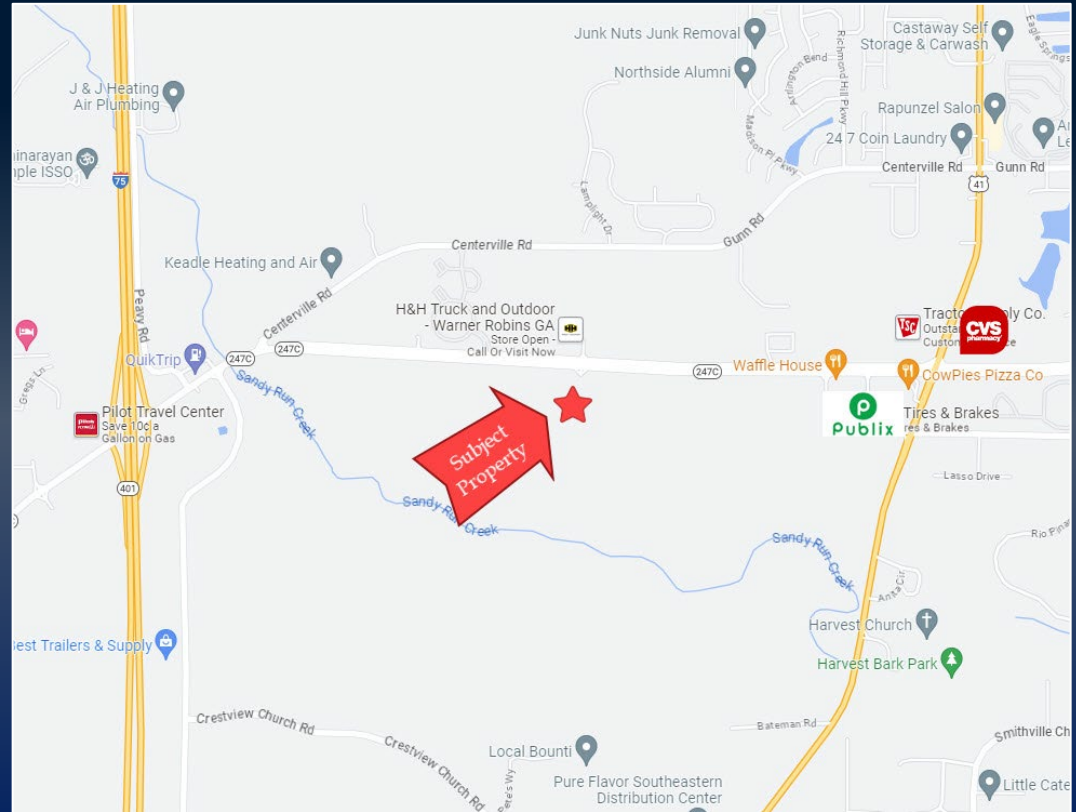


JIM ROLLINS C: 478.361.4400  
JROLLINS@THESUMMITGROUPMACON.COM  
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210  
O: 478.750.7507  
WWW.THESUMMITGROUPMACON.COM



## PROPERTY INFORMATION

- ± 98.47 acres
  - excluding ± 34 acres that are under contract (266 apartments under construction)
- High traffic location on Watson Boulevard, adjacent to Publix
- Signalized intersection at Watson Blvd and Groves Parkway
- Approximately 1 mile from I-75 (Exit 146)
- Water, sewer, storm water, master detention, & power to site
- Zoned for commercial use



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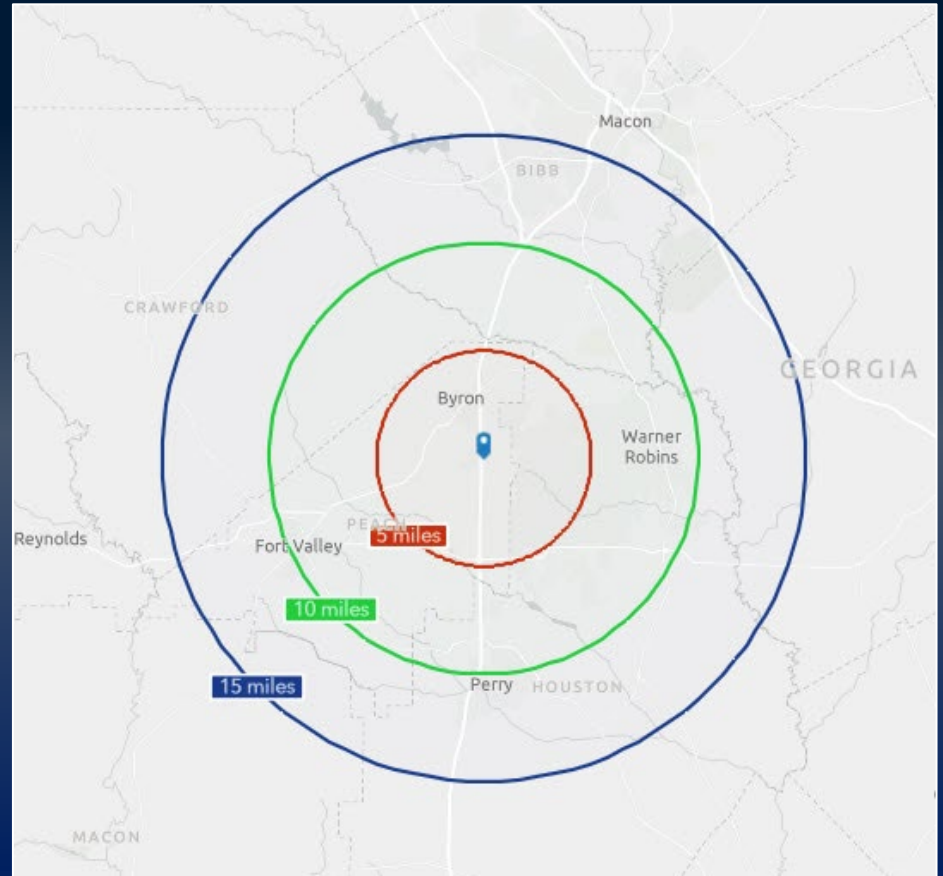
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## DEMOGRAPHICS

Traffic Counts: (GDOT 2022 Published Data estimate)  
Watson Boulevard – 22,600 vpd

### Demographics

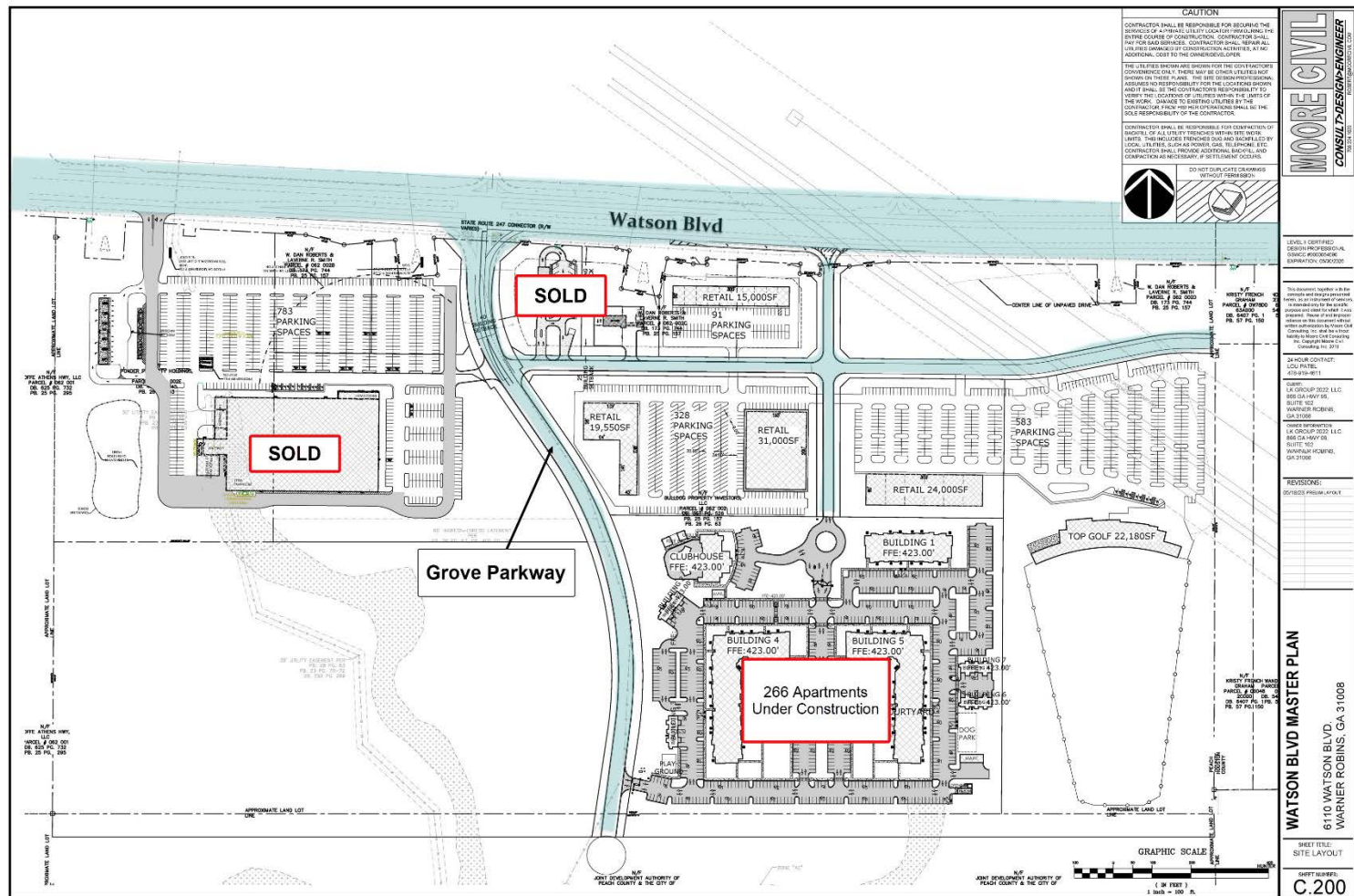
	5 Miles	10 Miles	15 Miles
2023 Population:			
61,319	184,430	262,157	
2028 Population Estimate:			
63,131	190,917	270,065	
2023 Households:			
24,067	71,515	99,929	
2028 Households Estimate:			
25,045	74,813	104,052	
2023 Average HH Income:			
\$96,268	\$91,120	\$86,447	
2028 Average HH Income Estimate:			
\$111,183	\$104,941	\$100,175	



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