

INDUSTRIAL SHOP FOR SALE

228 GA HWY 49
BYRON, GA 31088
PEACH COUNTY

±5,900 SF
±4.17 ACRES

PRICE REDUCED:

\$650,000

\$495,000



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PROPERTY INFORMATION

- $\pm 5,900$ SF industrial warehouse situated on ± 4.17 acres
- Zoned M-1 (Industrial)
- Functional property layout supports efficient business operations
- Ample parking for employees, customers, and deliveries
- High exposure location with approximately 308' of frontage on GA Highway 49
- Surrounded by established retailers, restaurants, hotels, and service-oriented businesses
- Strategically positioned along GA Highway 49, one of Byron's primary commercial corridors connecting I-75 to downtown Byron and surrounding communities

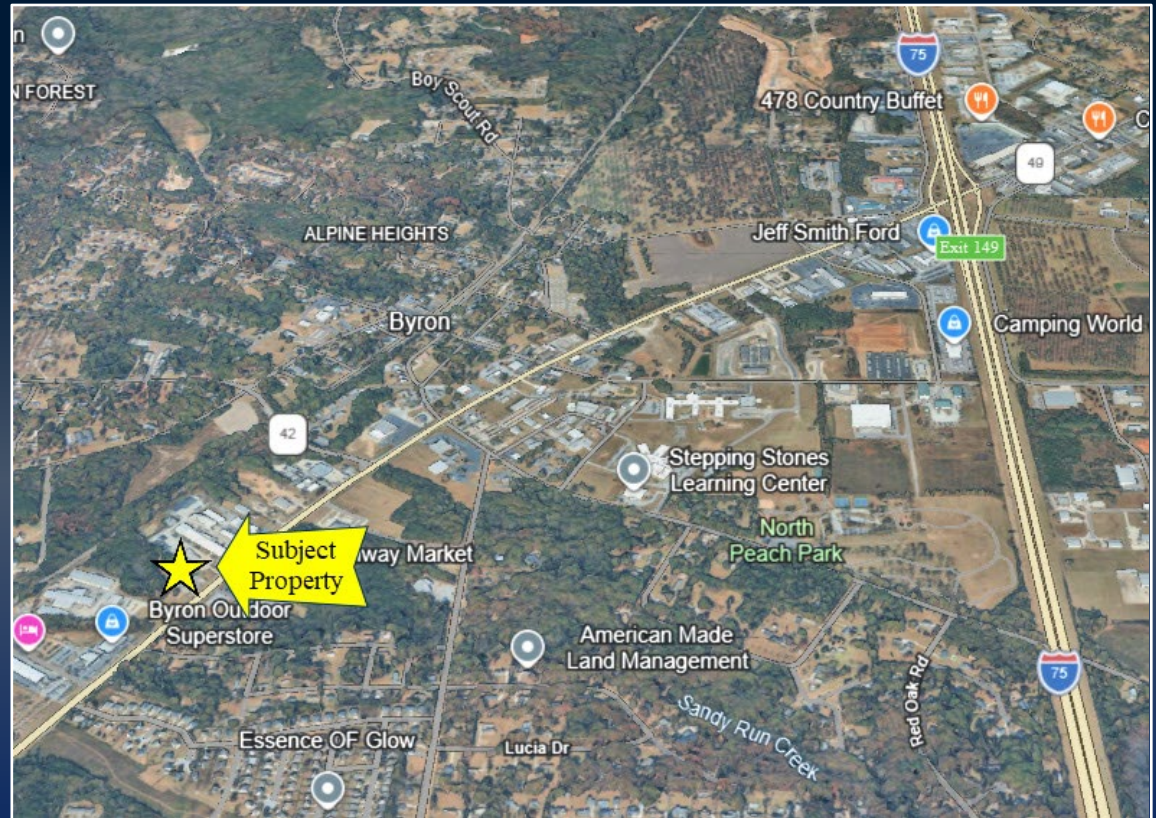


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AERIAL MAP & TRAFFIC COUNTS

Traffic Counts (GDOT 2024 Estimates)
Georgia Hwy 49 – 10,300 VPD
Interstate 75 – 86,400 VPD



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