



RETAIL SPACE AVAILABLE FOR LEASE

227 HIGHWAY 49 SOUTH, STE 200
BYRON, GA 31008
PEACH COUNTY

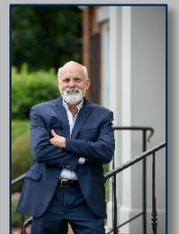
±1,500 SF

LEASE RATE:
\$10.00/SF, NNN



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PROPERTY INFORMATION

- Space includes:
 - Open floor plan
 - Two restrooms
 - One office
 - Break Room
- Neighboring businesses include:
 - Freshway Market
 - ACE Hardware
 - Domino's Pizza
 - Your "D" Zone Fitness
 - The Flower Company
- Traffic Count (GDOT 2024):
Highway 49 - 17,800 VPD
- Convenient access to I-75
(Approximately 1.4 miles)



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DEMOGRAPHICS

227 Highway 49 South - Byron, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	1,738	16,028	37,391
2030 ESTIMATED POPULATION	1,775	16,699	38,909

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	791	6,173	15,037
2030 HOUSEHOLD ESTIMATES	814	6,458	15,732

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$77,081	\$93,666	\$90,973
2030 HH INCOME ESTIMATE	\$83,196	\$103,962	\$100,481

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$93,666



16,028



6,173



4.4%

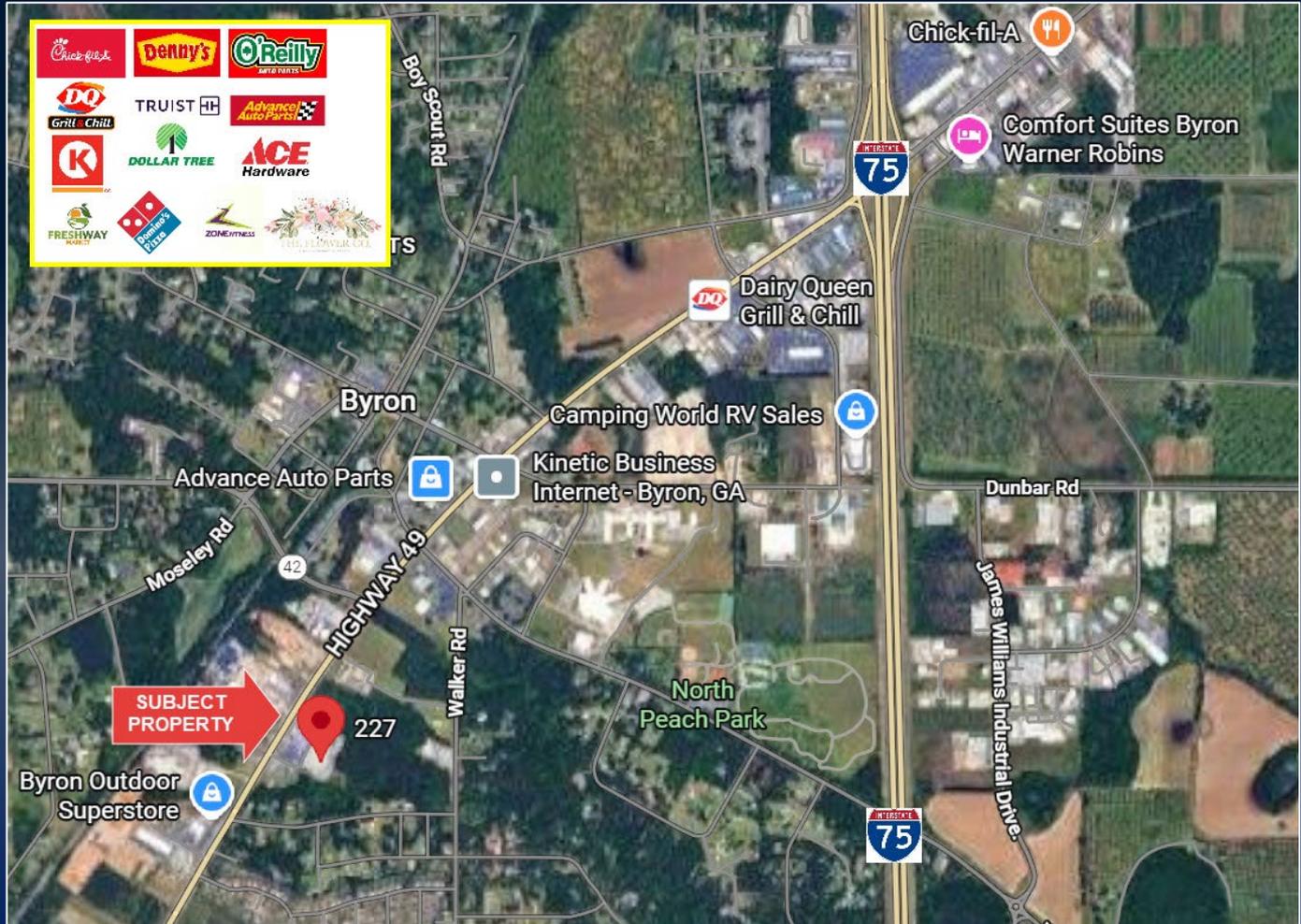


12,901

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MAP



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