



# RETAIL SPACE FOR LEASE

231 HIGHWAY 49  
SUITES 400 & 500  
BYRON, GA 31008  
PEACH COUNTY

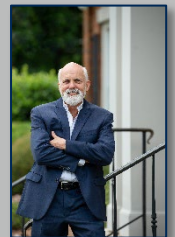
±2,700 SF

LEASE RATE:  
\$10.00/SF, NNN



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## PROPERTY INFORMATION

- Two adjacent suites totaling ±2,700 SF
- Suites can be subdivided
- Ample parking and flexible layout
- Ideal for retail, office, or service-based users
- Excellent visibility and signage opportunities
- Surrounded by national retailers and strong daytime population
- Located on Highway 49 which provides strong traffic counts and great accessibility
- Situated within a growing commercial corridor between Macon and Warner Robins



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## AERIAL MAP & TRAFFIC COUNTS

Traffic Counts (GDOT 2024 Estimates)  
Highway 49 S - 10,300 VPD  
Interstate 75 - 86,400 VPD



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