



RETAIL PROPERTY FOR LEASE

311 Highway 49N,
Byron, GA 31008

PRESENTED BY:

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Executive Summary

PEACH SHOPS OF BYRON | 311 HIGHWAY 49N, BYRON, GA 31008



LEASING SUMMARY

Available SF: 2,214 - 10,758 SF

Building Size: 112,490

PROPERTY OVERVIEW

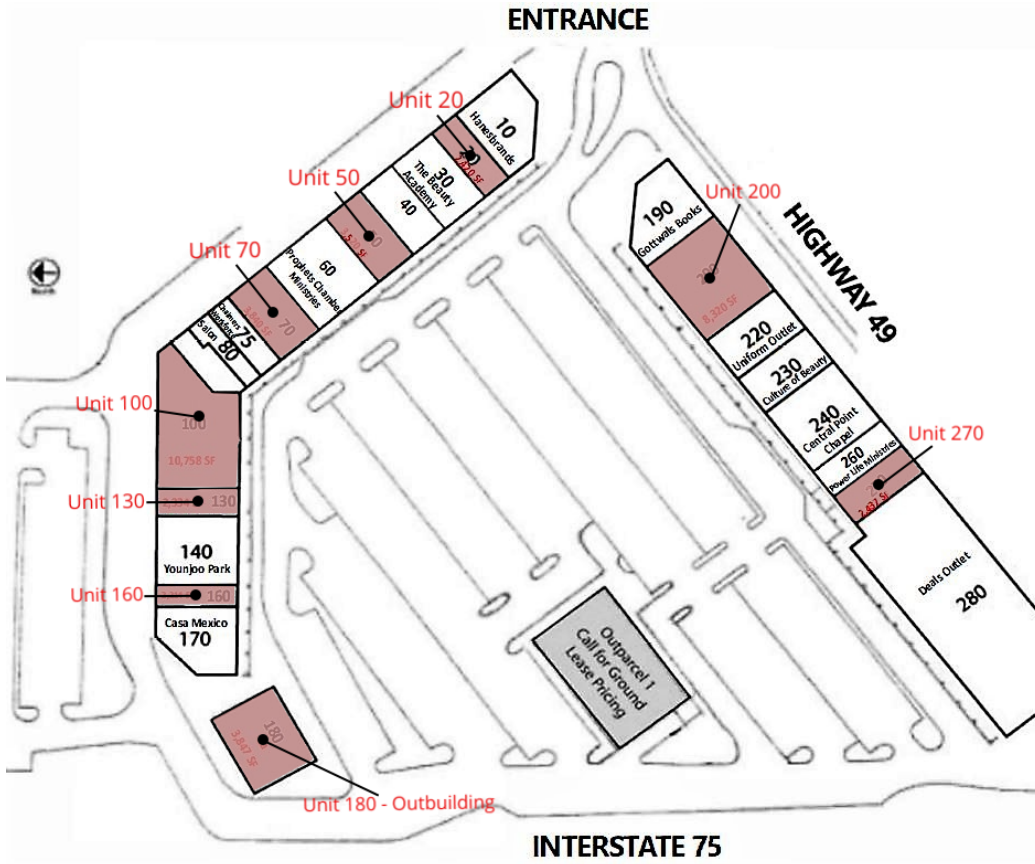
Space available in Peach Shops at Byron in Byron, Georgia. This community retail center has an excellent location with superior visibility from I-75 and the 75,000+ vehicles that pass by daily. Major tenants include: Deals Outlet, Legg's Hanes Bali, Byron Convention & Visitor's Bureau and Spherion.

PROPERTY HIGHLIGHTS

- Space available in Peach Shops of Byron
- Suites from 2,000 SF - 10,758 SF
- Excellent visibility off of Interstate 75
- Traffic counts on Interstate 75 exceed 75,000 vehicles per day
- Accessible via 4 major roadways (Highways 49, 41, 247 and I-75)
- 75' tall pylon sign visible from I-75
- Lease rates negotiable

Site Plans

PEACH SHOPS OF BYRON | 311 HIGHWAY 49N, BYRON, GA 31008



New Plan

Site Plan

Available Spaces

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AVAILABLE

SUITE	SIZE	DESCRIPTION
Unit 20	2,420 SF	Can be combined with adjacent suites for larger footprint
Unit 50	3,520 SF	-
Unit 70	3,840 SF	Can be combined with adjacent suite for larger footprint
Unit 100	10,758 SF	Open floor plan. Former mattress store. Can be combined with adjacent space to create 13,092 SF.
Unit 130	2,334 SF	-
Unit 160	2,214 SF	-

Available Spaces

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SUITE	SIZE	DESCRIPTION
Unit 180 - Outbuilding	3,847 SF	Great visibility from I-75. Perfect for restaurant or event center.
Unit 200	8,320 SF	Former Dress Barn. Open floor plan.
Unit 270	2,436 SF	-

Area Retail

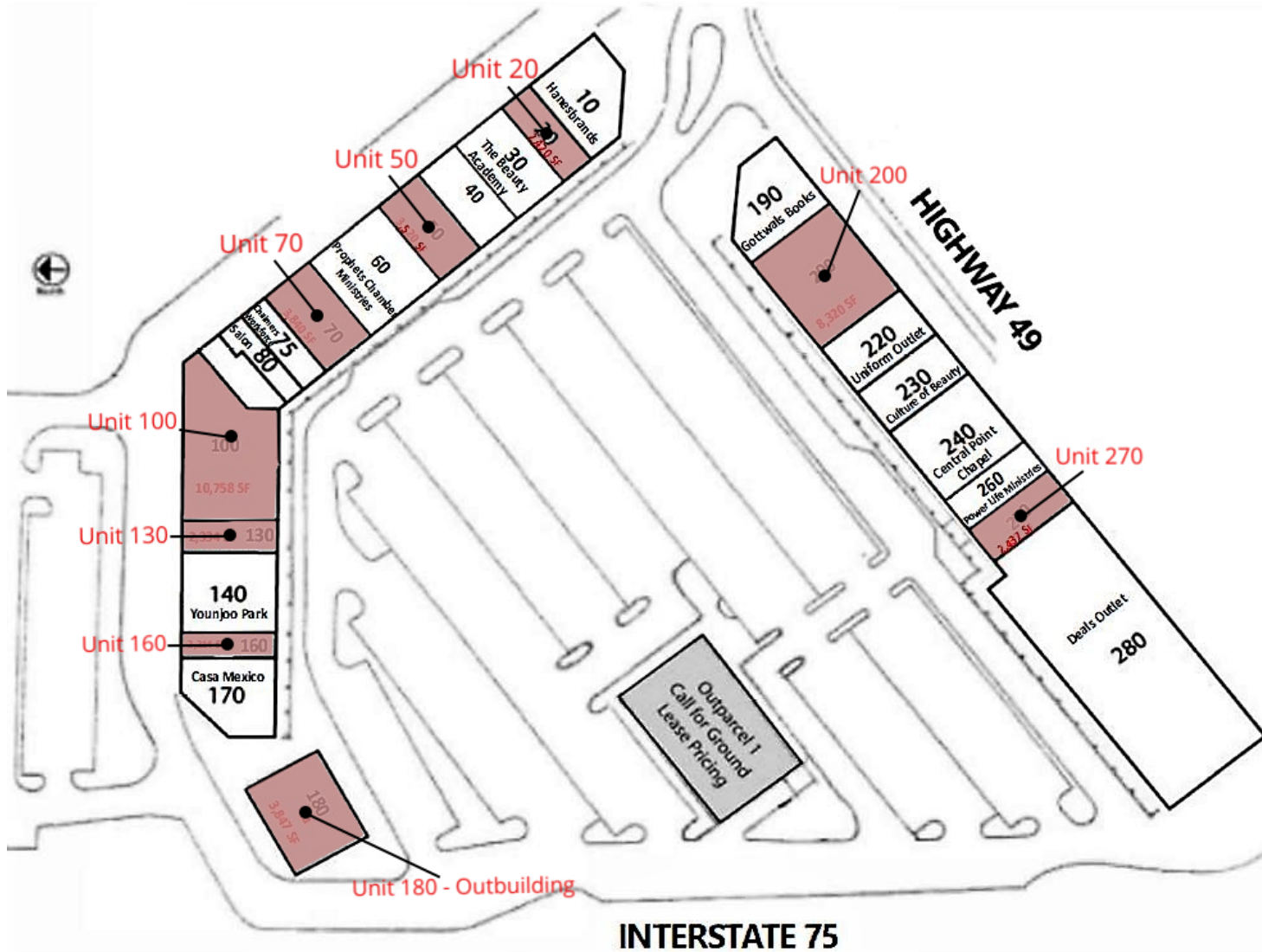
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Plans

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Plans

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 20	Available	2,420 SF	NNN	\$12.00 - 15.00 SF/yr	Can be combined with adjacent suites for larger footprint
Unit 50	Available	3,520 SF	NNN	\$10.00 - 12.00 SF/yr	-
Unit 70	Available	3,840 SF	NNN	\$12.00 SF/yr	Can be combined with adjacent suite for larger footprint
Unit 100	Available	10,758 SF	NNN	\$8.00 - 10.00 SF/yr	Open floor plan. Former mattress store. Can be combined with adjacent space to create 13,092 SF.
Unit 130	Available	2,334 SF	NNN	\$12.00 - 15.00 SF/yr	-
Unit 160	Available	2,214 SF	NNN	\$12.00 - 15.00 SF/yr	-
Unit 180 - Outbuilding	Available	3,847 SF	NNN	\$15.00 SF/yr	Great visibility from I-75. Perfect for restaurant or event center.
Unit 200	Available	8,320 SF	NNN	\$8.00 - 10.00 SF/yr	Former Dress Barn. Open floor plan.
Unit 270	Available	2,436 SF	NNN	\$11.00 - 15.00 SF/yr	-