

# RETAIL SPACE AVAILABLE

408 N HIGHWAY 49, BYRON GA 31008



Subject  
Property

Two ±1,000 SF Suites | Lease Rate: \$32/SF, NNN



KEVIN HARKINS C: 478.338.0623

KHARKINS@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



## PROPERTY INFORMATION

- ±2,000 SF divisible to two (2) ±1,000 SF suites
- Situated on ±0.58 acre
- Functional layout suitable for a variety of retail or service users
- End cap space with great exposure and a signalized entrance
- Ample parking to accommodate customers and employees
- Highway frontage provides consistent daily traffic and high viability for signage
- Positioned within an established retail corridor with national and local tenants



408 HIGHWAY 49  
BYRON, GA 31008  
PEACH COUNTY



## TRAFFIC COUNTS & DEMOGRAPHICS

Traffic Counts (GDOT 2024 Estimates)  
Highway 49 N – 11,800 VPD  
Interstate 75 – 95,400 VPD

### 408 N Highway 49 - Byron, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	1,563	15,382	41,229
2030 ESTIMATED POPULATION	1,594	16,107	42,811
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	683	5,862	16,555
2030 HOUSEHOLD ESTIMATES	702	6,162	17,288
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$70,645	\$93,467	\$90,019
2030 HH INCOME ESTIMATE	\$75,067	\$103,188	\$99,978

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$93,467**



**15,382**



**5,862**



**4.3%**



**6,474**

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