

AVAILABLE FOR GROUND LEASE, SALE & BUILD-TO-SUIT

N HIGHWAY 49
BYRON, GEORGIA 31008



±1.36 AC remaining development opportunity available for sale, build-to-suit, and ground lease



Position your business alongside Ellianos Coffee in Byron's growing corridor



Prime highway frontage on N H 49 with strong visibility and easy access



Parcel ID: 054B 002



Convenient access to major thoroughfares, including proximity to I-75



Zoned C-1; General Commercial

Get more information

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**AVISON
YOUNG**

Aerial map

N Highway 49
Byron, Georgia



Timber Ridge Preserve



PEACH STATE TRUCK CENTERS



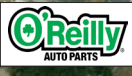
COUNTRY BUFFET	MARCO'S PIZZA	DEALS
UNIFORM OUTLET	BURGER KING	SUBWAY
Denny's	Starbucks COFFEE	Super 8
Waffle House	K	POPEYES
CHEVY CHEVROLET COUNTRY	PEACH ANTIQUES MALL	BBQ
TACO BELL	LOUISIANA PEEPERIES	

SUBJECT PROPERTY
±1.36 AC

GA Highway 49 N: 18,100 AADT

I-75: 95,400 AADT

Waffle House	Little Caesars
AM'S Alignment & Automotive	ellianos coffee



Krystal	McDonald's	Wendy's	Roots
Zaxby's	Chick-fil-A	Philadelphia Water Ice	
Comfort Suites	Verus Vine	Holiday Inn Express	JJ's
Best Western	Dunkin' Donuts	Byron Self Storage	



Byron Elementary School
Byron Middle School

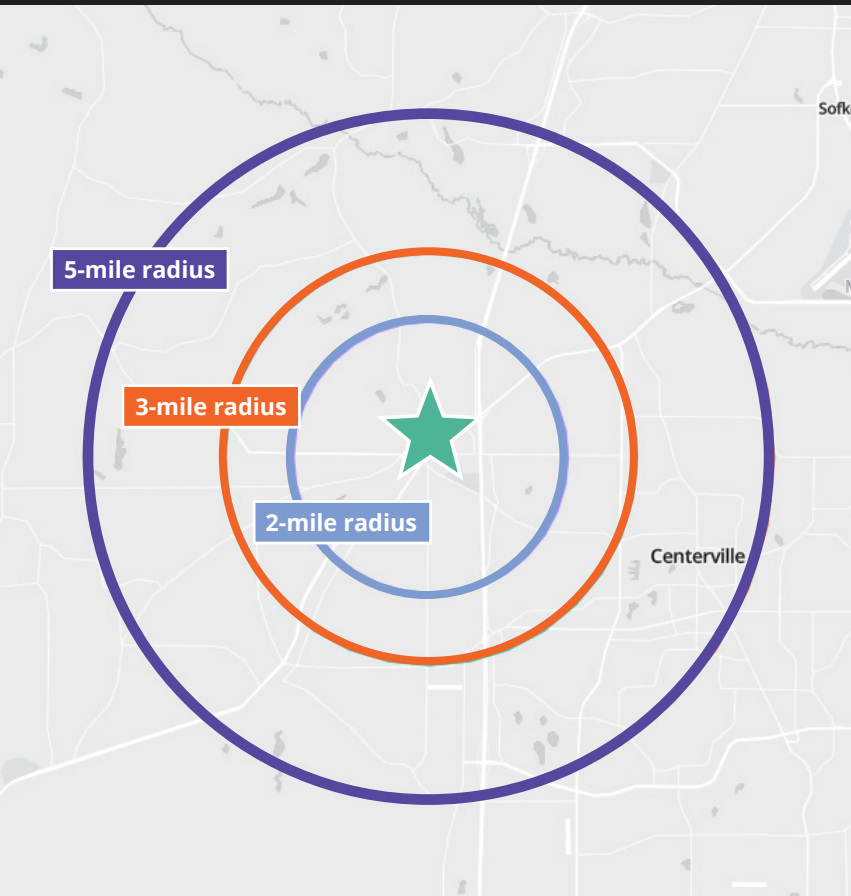


Freshway Market	ACE Hardware
The Flower Co.	Zone



Demographics

N Highway 49
Byron, Georgia



Population: Over 36,000 people within a five mile radius.



Density: Over 14,000 households within a five mile radius.



Income: Average household income of \$102,196 within a five mile radius.



Home Value: Median home value of \$217,129 within a five mile radius.



Employment: Employment population of over 10,000 within a five mile radius.

Population	2 Miles	3 Miles	5 Miles
Total population	6,812	14,843	36,804
Median age	39	40	39
Households & Income	2 Miles	3 Miles	5 Miles
Total households	2,708	5,885	14,735
Average HH income	\$98,415	\$111,754	\$102,196
Median house value	\$191,444	\$203,627	\$217,129
Businesses	2 Miles	3 Miles	5 Miles
Total businesses	318	515	1,627
Total employees	2,117	3,343	10,957

**If you would like to discuss this further,
please get in touch.**

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