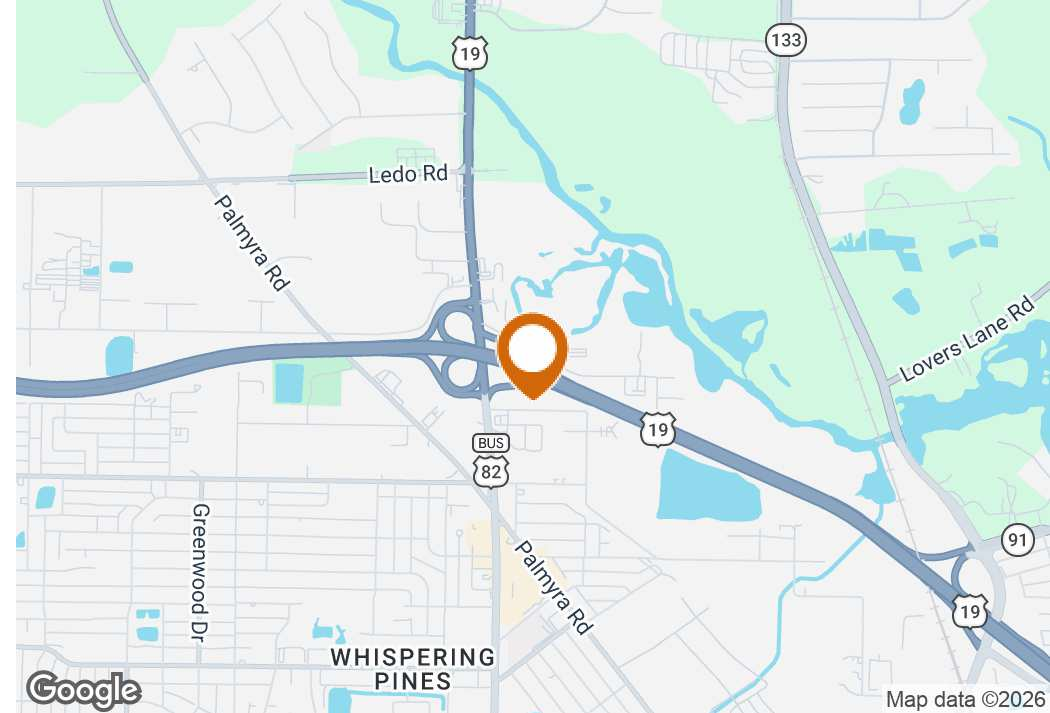


Albany Commercial Center

2602 N Slappey Blvd, Albany, Georgia 31701

Todd Davis
229-349-3884
todd.davis@saundersrealestate.com

EXECUTIVE SUMMARY



Offering Summary

Lease Rate:	\$4 - \$5.50 SF/yr (Gross)
Building A Size:	12,240 SF
Building B Size:	4,500 SF
Taxes:	\$2,811.47 (2026)
Renovated:	2026
Zoning:	C-3

Property Overview

Located in north Albany, Georgia, this property offers two warehouse buildings (16,740 SF) situated on approximately 1.5 acres of fully fenced land. Building A consists of 12,240 square feet and features two dock-high doors, one drive-in door, approximately 1,200 square feet of office space, 25-foot clear ceiling heights, and on-site truck scales. Building B offers 4,500 square feet with two dock-high doors, one grade-level door, and 25-foot clear ceiling heights.

The property's C-3 Commercial zoning allows for a wide range of commercial and industrial uses. Strategically located with convenient access to major transportation corridors, including U.S. Highway 82/520 and U.S. Highway 19, this property provides excellent connectivity for distribution, warehousing, manufacturing, and logistics operations.

Property Highlights

- Two Ingress / Egress points
- Dock-high and grade-level loading, 25-foot clear heights, office space, and on-site truck scales
- C-3 zoning with convenient access to U.S. Highways 82/520 and 19

LEASE SPACES



Lease Information

Lease Type: Gross

Total Space: 4,500 - 12,240 SF

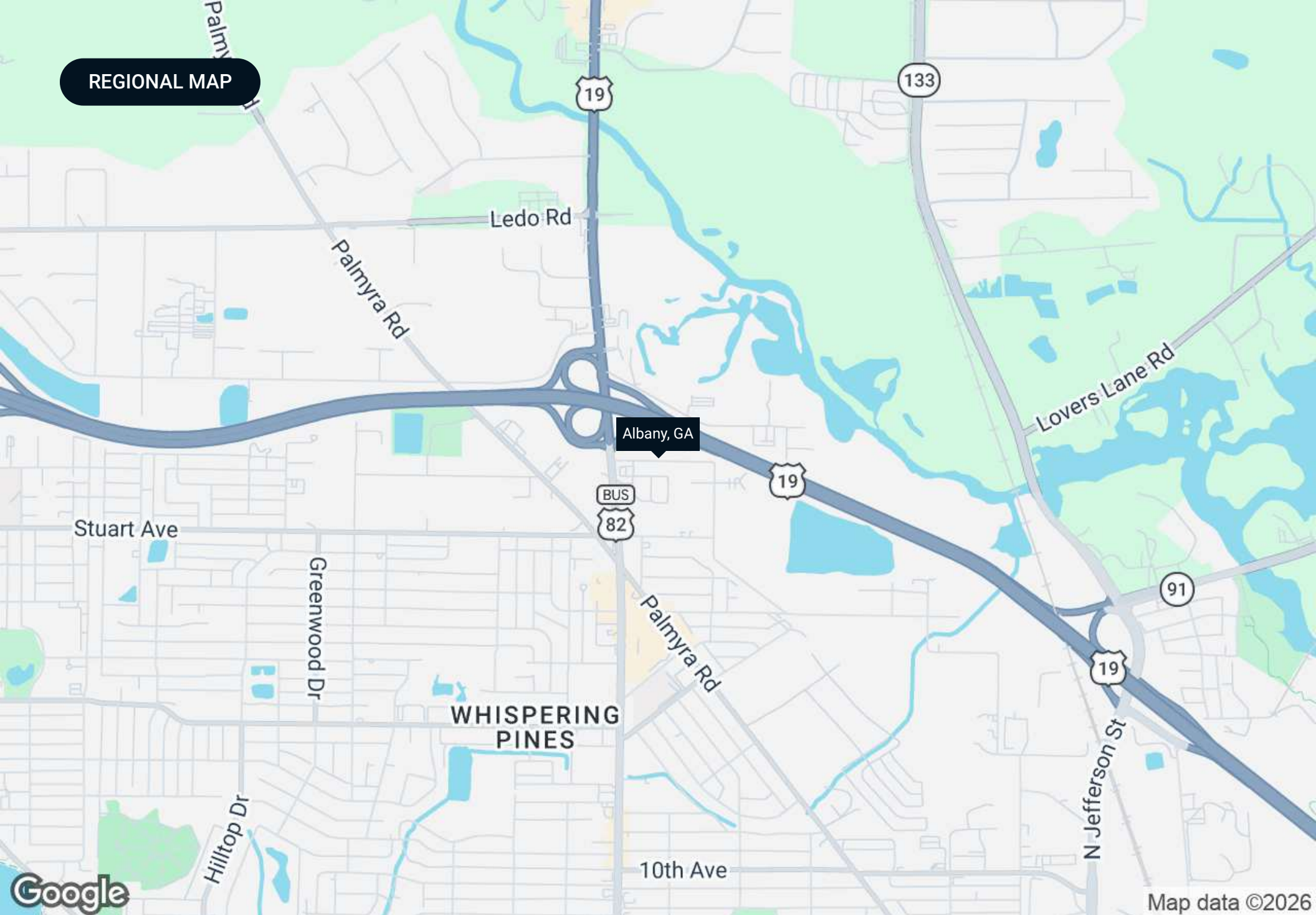
Lease Term: Negotiable

Lease Rate: \$4.00 - \$5.50 SF / yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Building A	Available	12,240 SF	Gross	\$4.00 SF/yr
Building B	Available	4,500 SF	Gross	\$5.50 SF/yr

REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

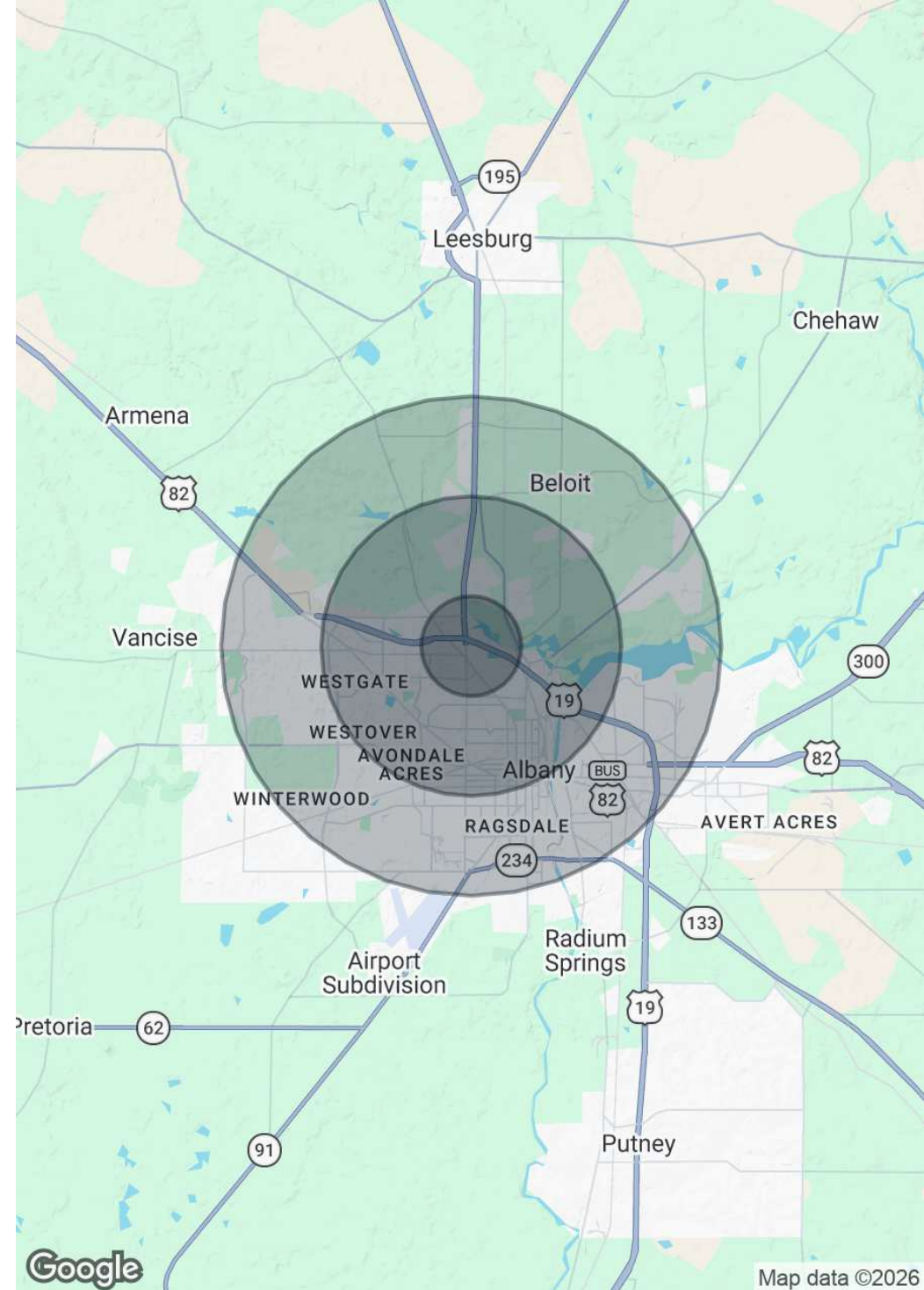
Population

	1 Miles	3 Miles	5 Miles
Total Population	3,705	30,241	70,391
Average Age	35.5	36.9	37.1
Average Age (Male)	28.4	32.4	35.7
Average Age (Female)	38.3	40.1	38.7

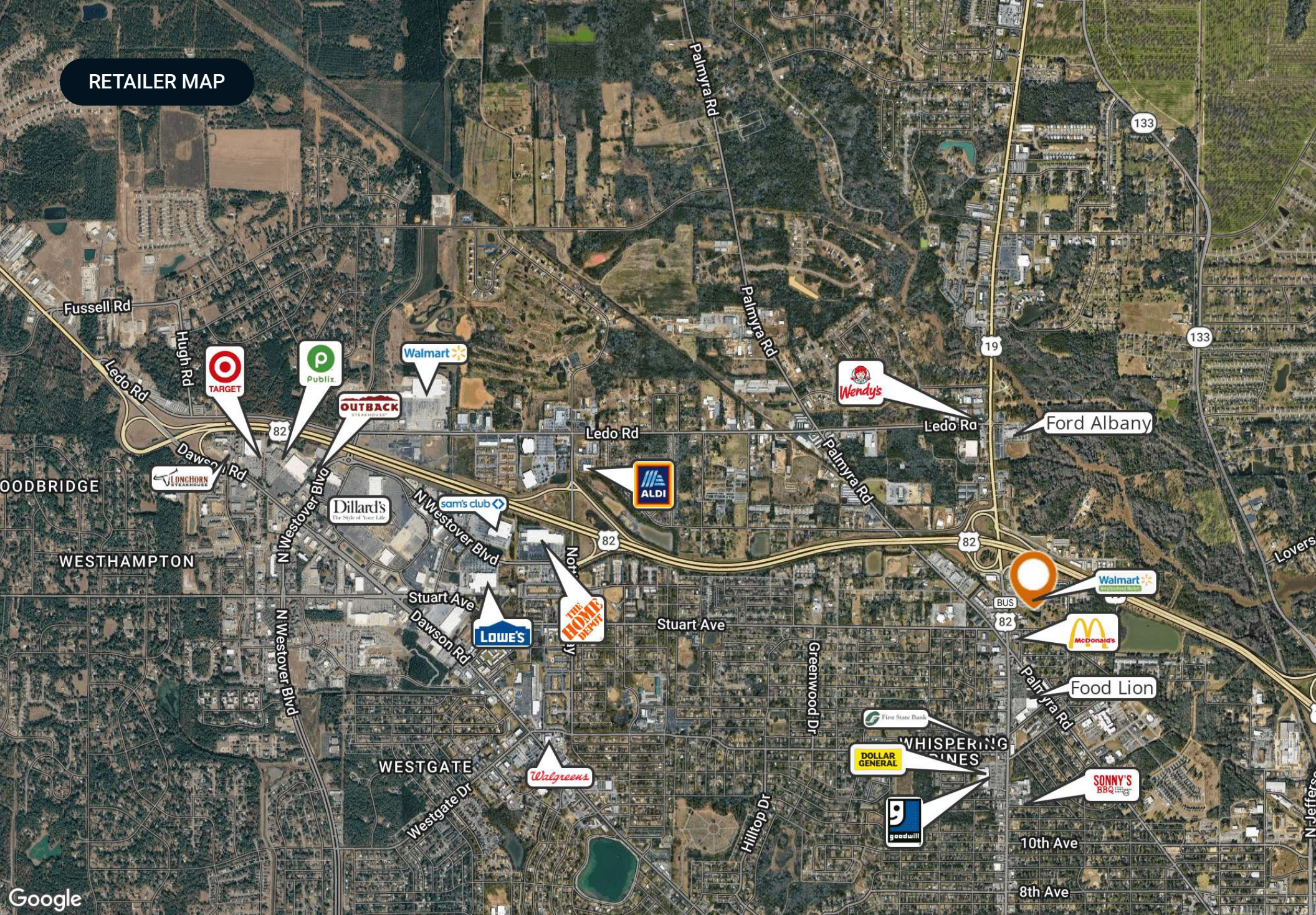
Households & Income

	1 Miles	3 Miles	5 Miles
Total Households	1,461	12,821	28,819
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$76,511	\$64,637	\$67,581
Average House Value	\$157,779	\$164,560	\$167,363

2023 American Community Survey (ACS)



RETAILER MAP





ADVISOR BIOGRAPHY



Todd Davis

Senior Advisor

todd.davis@saundersrealestate.com

Direct: **877-518-5263 x384** | Cell: **229-349-3884**

Professional Background

Todd Davis is a Senior Advisor at Saunders Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region.

Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

Todd received a Bachelor's in Business Communications from Valdosta State University. He currently serves on the Executive Board of the Boys & Girls Club of Albany and the Advisory Board for Feeding the Valley Food Bank. Over the years, Todd has dedicated much of his time volunteering in his community. During his spare time, Todd enjoys hunting, fishing, and photography.

Todd specializes in:

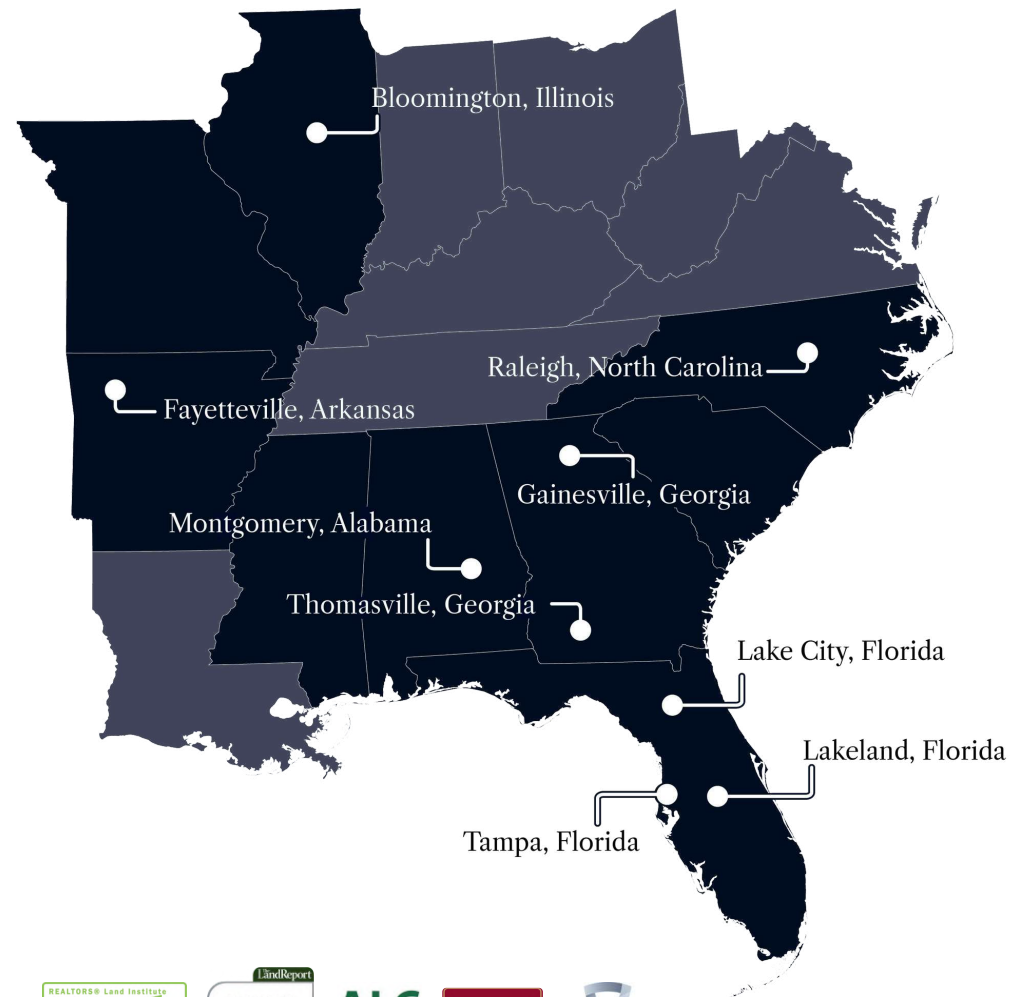
- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland
- Plantations



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A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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