



**PARKER
REPOSESSION**

Coastline Ave

SITE



**Lion of
Judah**

U-HAUL

Oglethorpe Blvd
20,281 VPD '24

520

19

BUSINESS
82

FOR SUBLEASE

Excess Automotive Dealership

1007 E Oglethorpe Blvd | Albany, GA 31705



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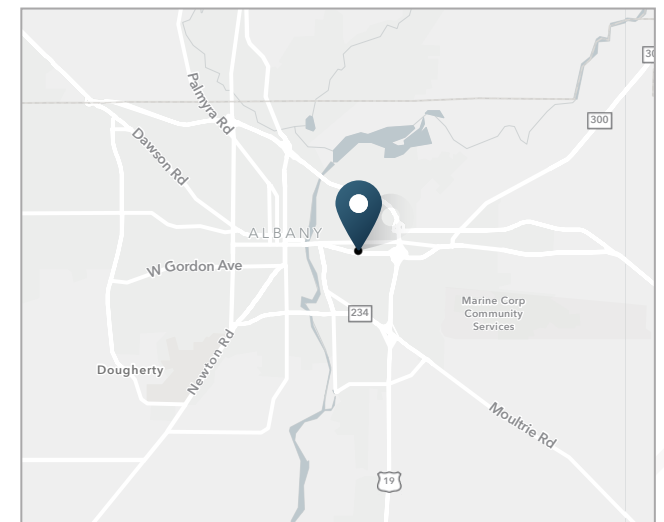
5,800 SF
BUILDING

0.7 AC
LOT SIZE

Contact
Broker
PRICING

ABOUT THE PROPERTY

- 5,800 SF freestanding building
- Situated on 0.7 AC paved lot
- Convenient access to I-75 Freeway
- Lease expiration: 4/30/2026 - (4) 5-year options



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DEMOGRAPHIC HIGHLIGHTS (2024)

1 MILE

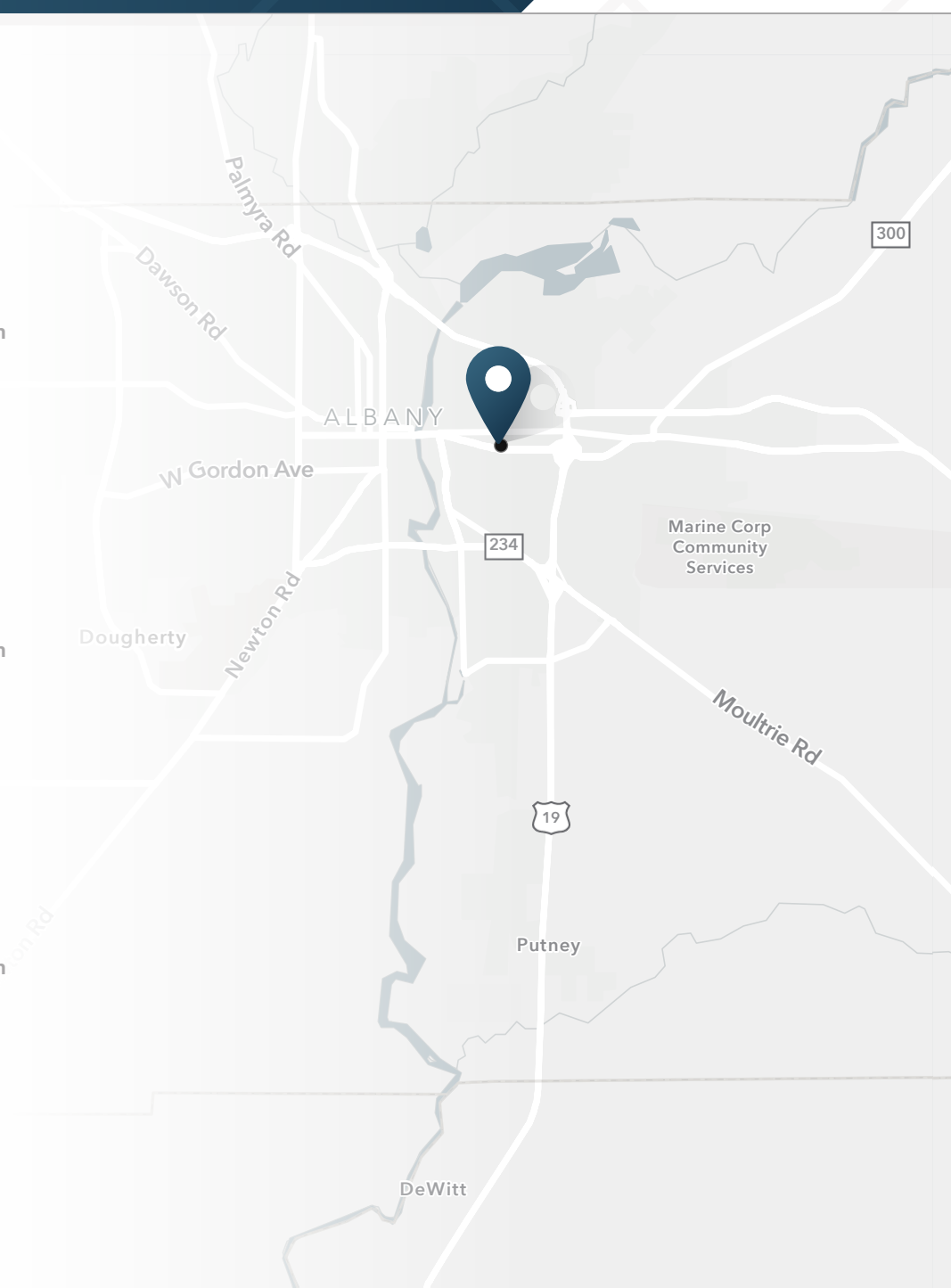
4,316	4,172	\$35,964	4,558
2024 Population	2029 Population	Avg Household Income	Daytime Population

3 MILES

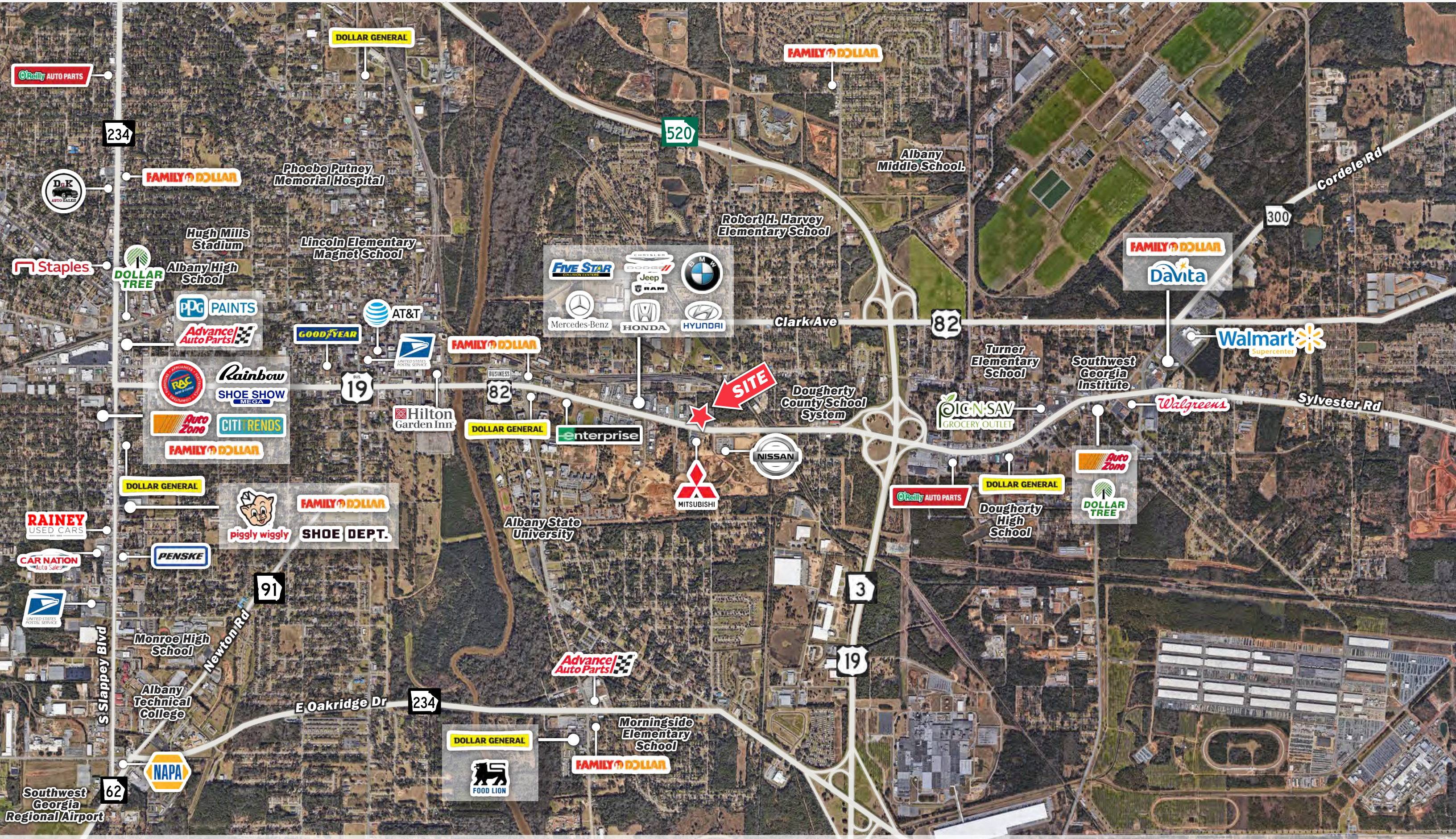
28,990	27,955	\$41,966	42,423
2024 Population	2029 Population	Avg Household Income	Daytime Population

5 MILES

59,696	58,012	\$54,667	72,201
2024 Population	2029 Population	Avg Household Income	Daytime Population







DOLLAR GENERAL

FAMILY DOLLAR

O'Reilly AUTO PARTS

234

520

300

Cordele Rd

Phoebe Putney Memorial Hospital

Albany Middle School

Robert H. Harvey Elementary School

FAMILY DOLLAR

Davita

DICK'S AUTO PARTS

Staples

FAMILY DOLLAR

Hugh Mills Stadium

Lincoln Elementary Magnet School

FIVE STAR

Jeep

RAM

BMW

Mercedes-Benz

HONDA

HYUNDAI

Clark Ave

82

DOLLAR TREE

PPG PAINTS

Advance Auto Parts

GOODYEAR

AT&T

UNITED STATES POSTAL SERVICE

FAMILY DOLLAR

82

SITE

Dougherty County School System

Turner Elementary School

Southwest Georgia Institute

Walmart Supercenter

Rainbow SHOE SHOW MEGA

Auto Zone CITITRENDS

Hilton Garden Inn

DOLLAR GENERAL

enterprise

NISSAN

IGNSAV GROCERY OUTLET

Walgreens

Sylvester Rd

DOLLAR GENERAL

piggly wiggly

FAMILY DOLLAR

SHOE DEPT.

Albany State University

mitsubishi

O'Reilly AUTO PARTS

DOLLAR GENERAL

Auto Zone

DOLLAR TREE

RAINEY USED CARS

CAR NATION Auto Sales

PENSKE

91

3

19

Newton Rd

Advance Auto Parts

Dougherty High School

UNITED STATES POSTAL SERVICE

Monroe High School

Albany Technical College

E Oakridge Dr

234

Morningside Elementary School

DOLLAR GENERAL

FOOD LION

FAMILY DOLLAR

Southwest Georgia Regional Airport

S Slappey Blvd

62

NAPA



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