

2826 MEREDYTH DR. ALBANY, GA 31707



4 LOTS IN PRIME AREA OF NORTHWEST ALBANY, GA

■ Lot 1: 1.268 Acres - \$1,200,000



SOLD



SOLD

■ Lot 4: 0.830 Acres - \$300,000

21,000 VEHICLES PER DAY PER GADOT
C2 ZONING

865 FT TOTAL FRONTAGE

187 FT OF FRONTAGE ON MEREDYTH DR

678 FT OF FRONTAGE ON WESTOVER BLVD

SURROUNDED BY MEDICAL OFFICES, RETAIL, &
PROFESSIONAL OFFICE SPACES

LESS THAN 1.5 MILES AWAY FROM THE ALBANY MALL,
TARGET, PUBLIX & SEVERAL OTHER RETAIL LOCATIONS



CALLIE HUGHEY
WALKER

OFFICE: 229.436.0212

CELL: 229.344.5261

CALLIE.HUGHEY@GMAIL.COM



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COMMERCIAL MAP



**Locos
Grill & Pub**

1



**FLINT
COMMUNITY
BANK**

6

**Dermatology
SouthEast**
ALBANY

11



**3 Squares
Diner /
TCBY**

2



USPS
UNITED STATES
POSTAL SERVICE®

7



**Albany Urology Clinic
& Surgery Center**

12



**Los
Vaqueros
Mexican
Restaurant**

3



Albany Bank & Trust

8



Phoebe Northwest

13



Albany Surgical, P.C.

4



**Woods
Galleries**
**Sista's
Soul Food**

9



**The Albany Mall, Target,
Starbucks, Publix**

14

1.5 Miles



5



Nexus Pain Center

10



Walmart
Neighborhood Market

15

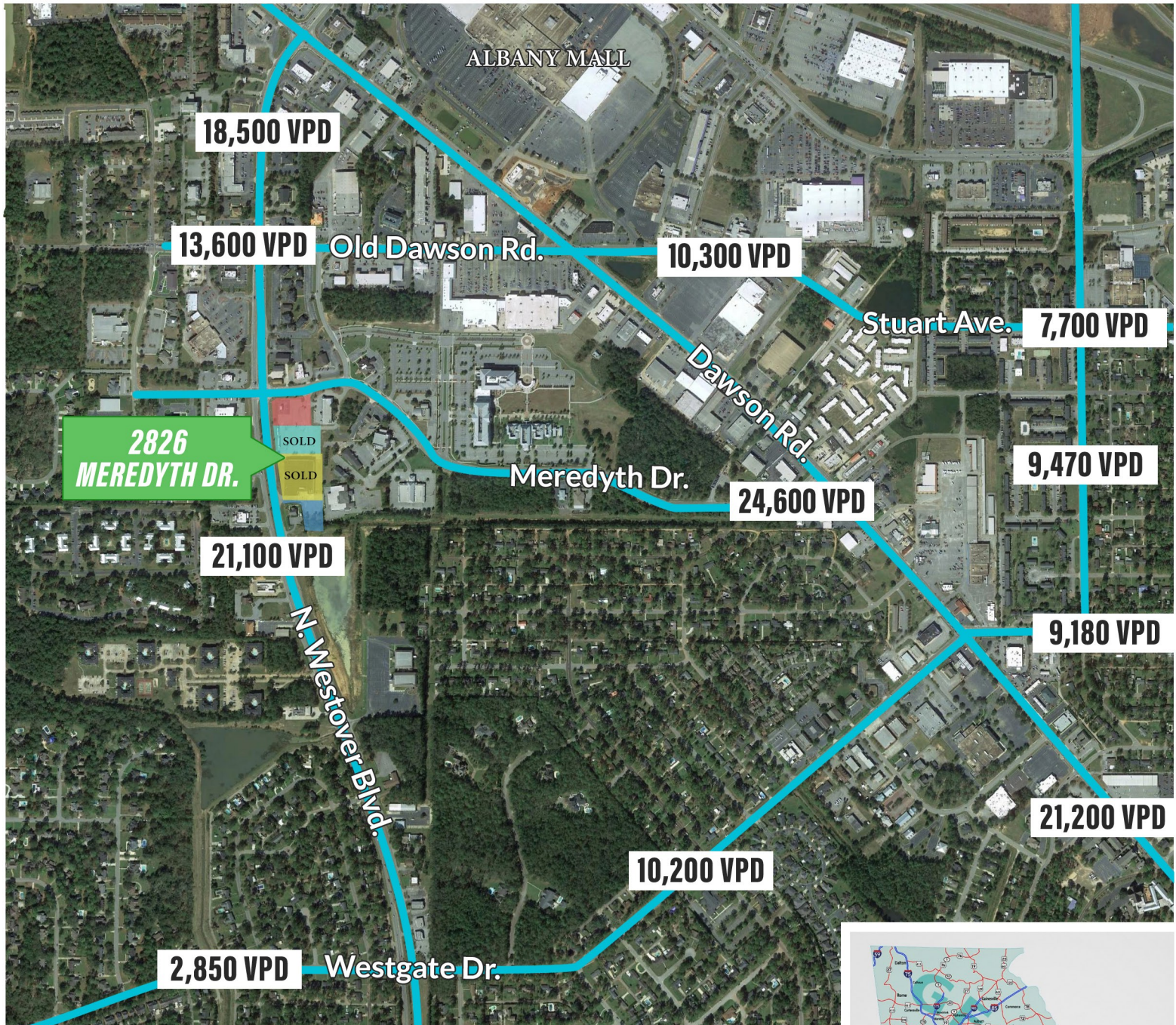
1.8 Miles



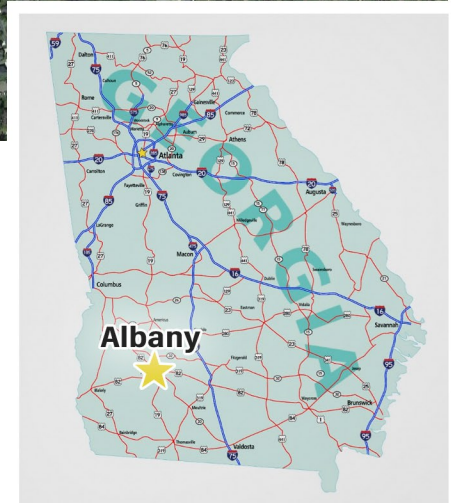
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TRAFFIC COUNTS



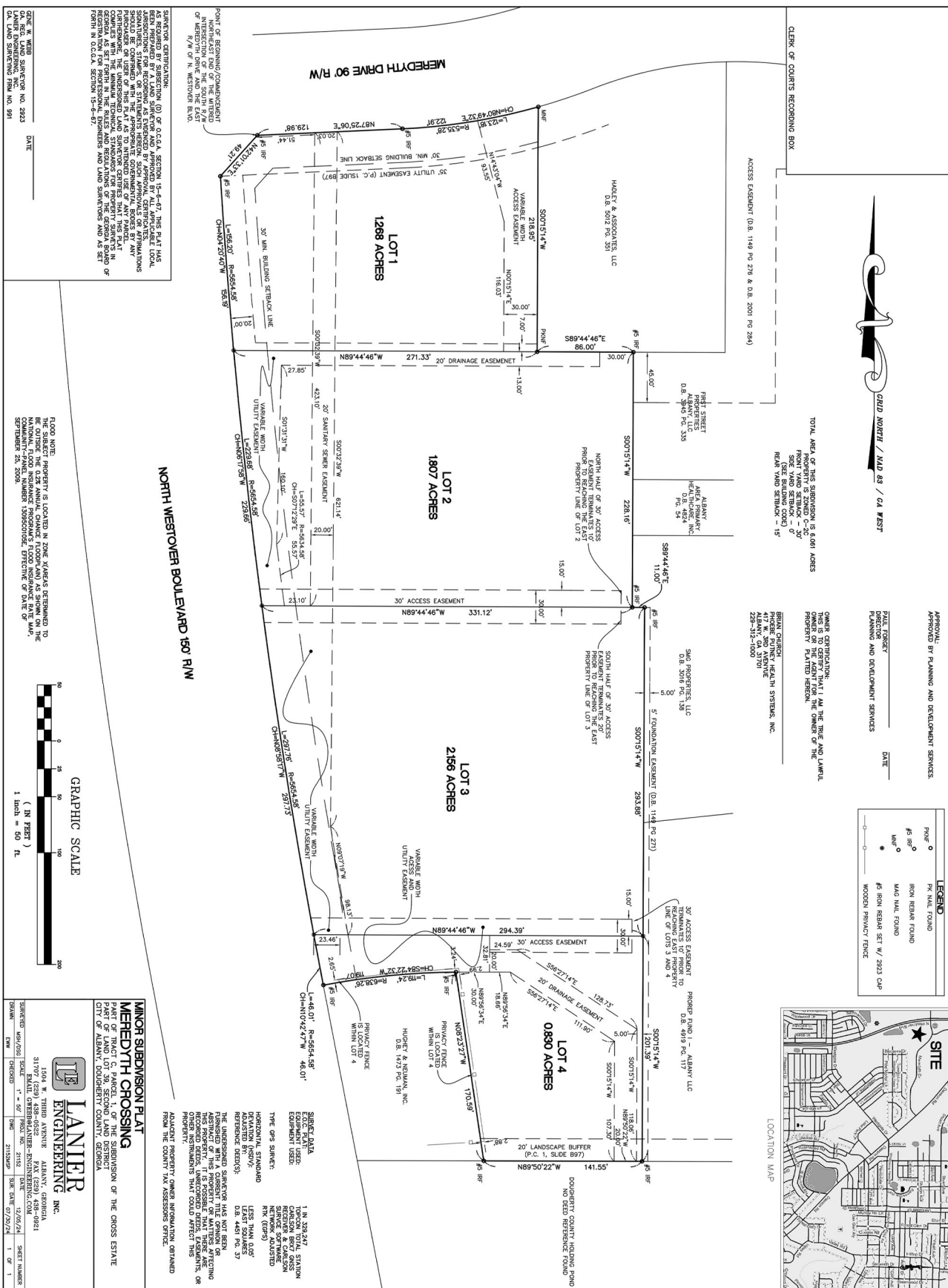
	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION:	21,392	47,116	94,194
HOUSEHOLDS:	9,420	19,828	36,207
MEDIAN HOUSEHOLD INCOME:	\$52,414	\$45,115	\$40,354
PER CAPITA INCOME:	\$33,498	\$28,049	\$22,872



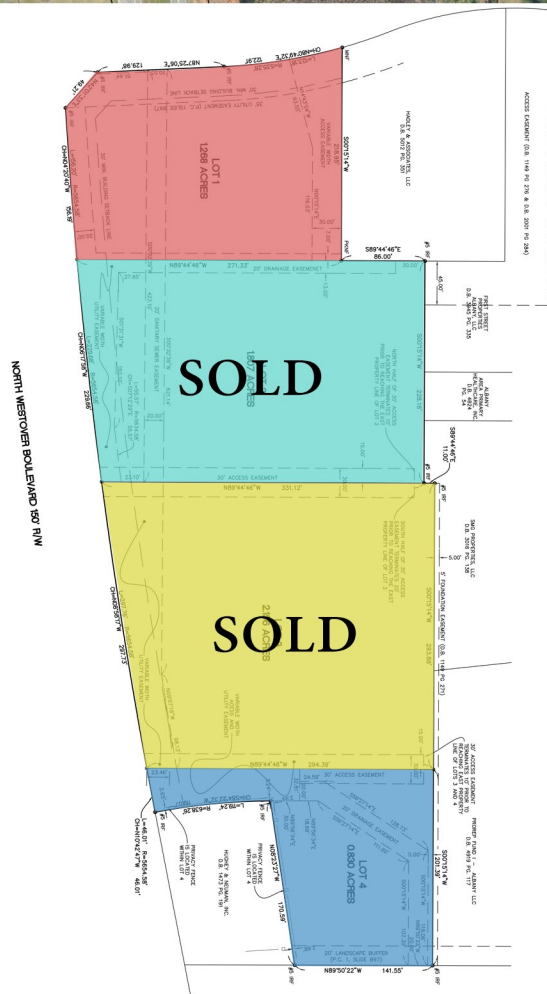
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— CURRENT PROPERTY SURVEY —



PROPOSED SITE PLAN FOR DEVELOPMENT



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