



EXECUTIVE SUMMARY

513 NORTH WESTOVER BLVD.

ALBANY, GA 31707



OFFERING SUMMARY

Sale Price:	\$475,000
Price / Acre:	\$327,586
Lot Size:	1.45 Acres
Parcel ID#:	040-2/00000/18A
Zoning:	Commercial

PROPERTY OVERVIEW

- High traffic corridor with strong demographics
- Major commercial development to both the north and south of this property
- Surrounded by restaurants, retail, medical, and office uses
- Owner will consider Build-to-Suit opportunities

LOCATION OVERVIEW

Located along N Westover Blvd, just northwest of Downtown Albany, this site offers an excellent opportunity for a QSR, convenience store, or a variety of other commercial uses. The property benefits from close proximity to established businesses and residential development, including Sonic, the 509 apartment complex, and US Hwy 82. With continued residential and commercial growth in the surrounding area, N Westover Blvd is well-positioned to support future development and increased traffic.

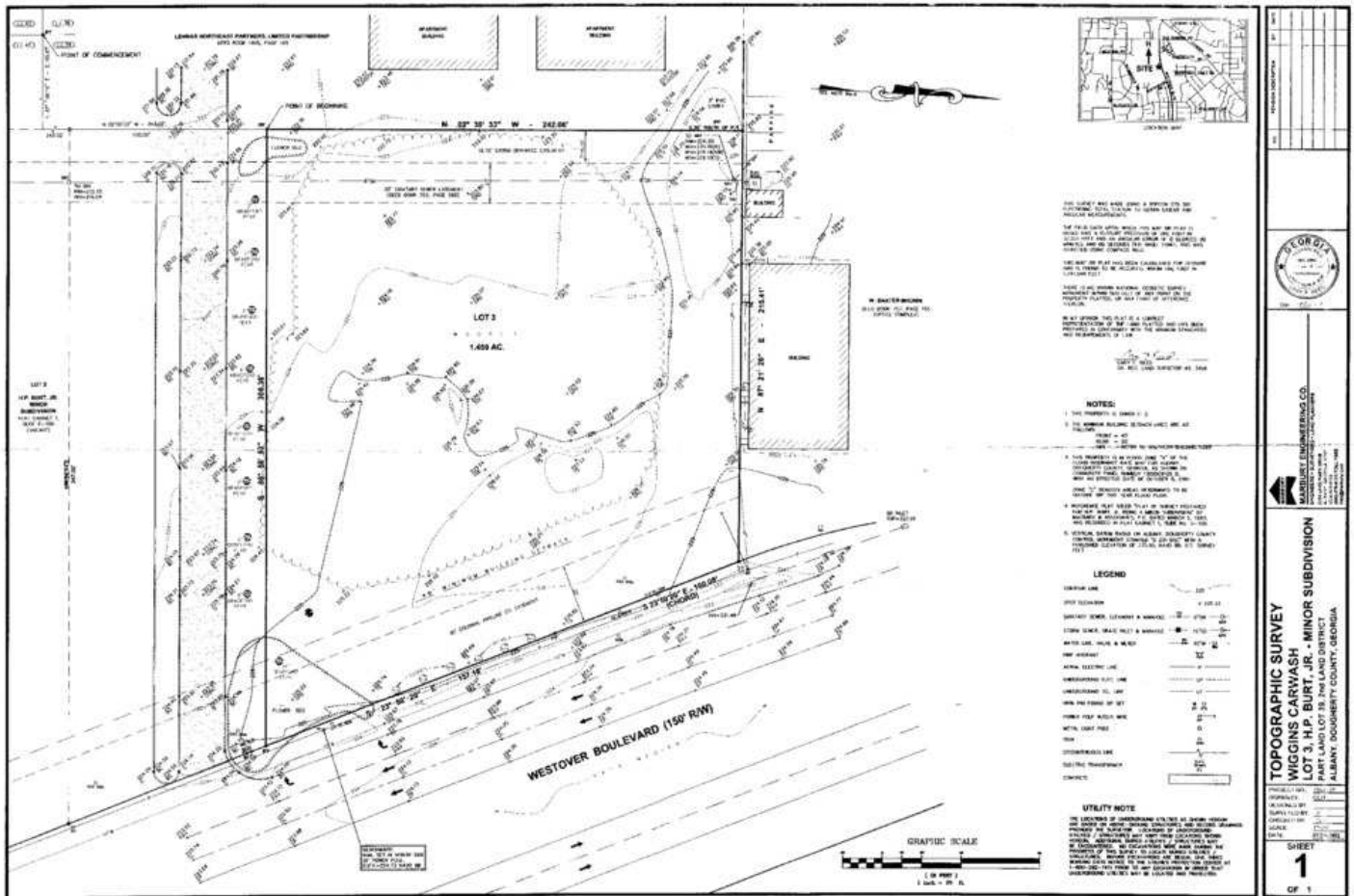
Trey DeSantis
850.766.6868
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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200, Tallahassee, FL 32309

850.385.6363







RETAILER MAP

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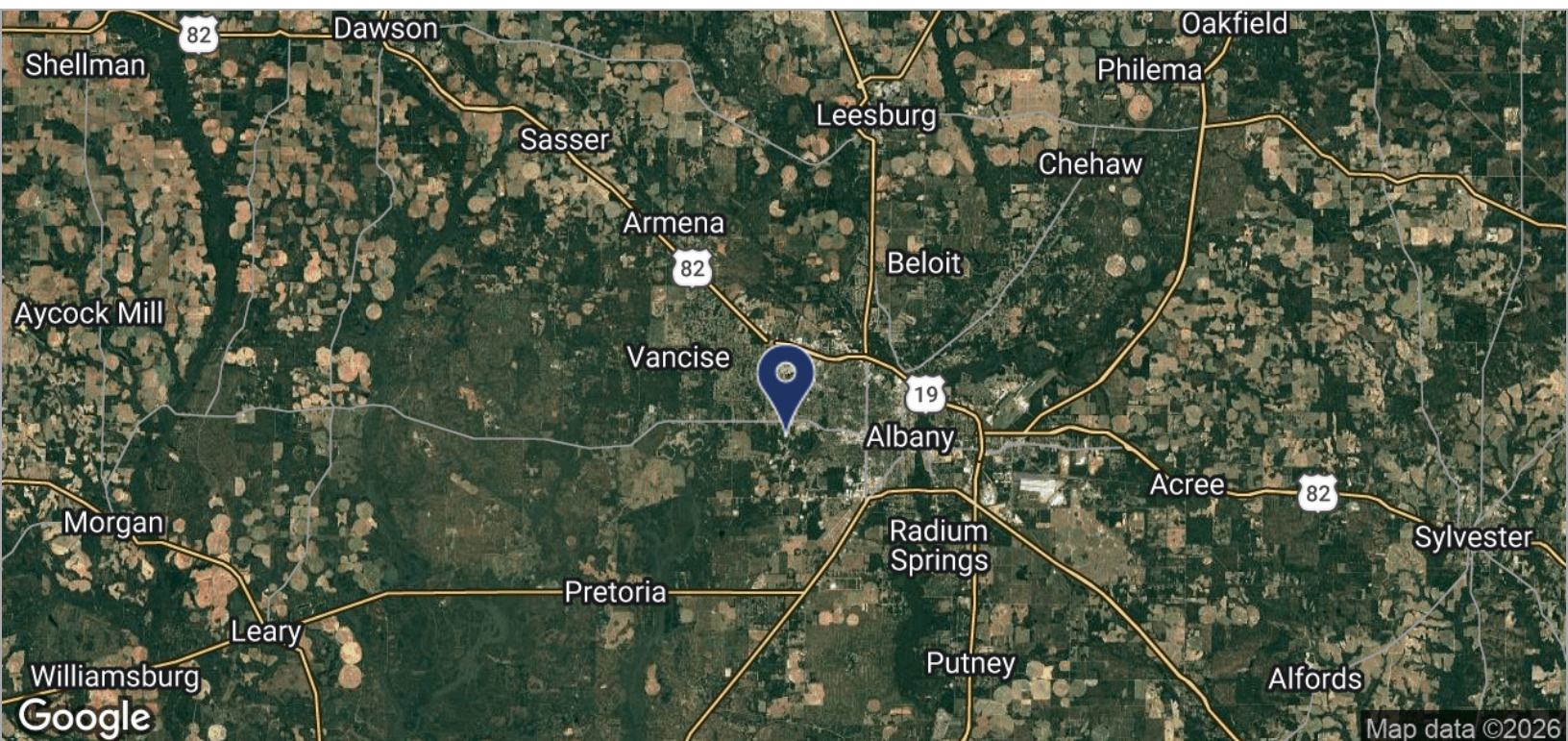
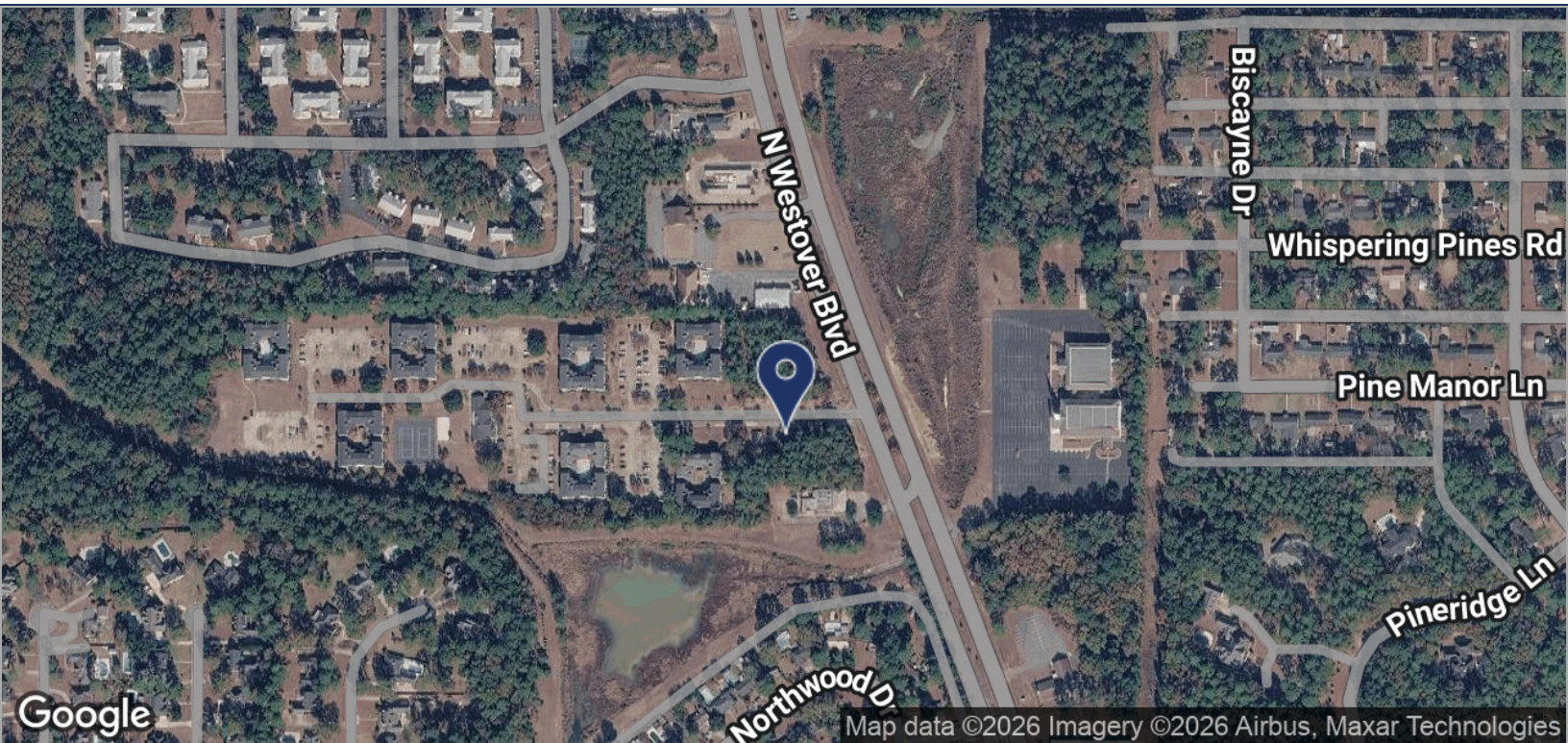




LOCATION MAPS

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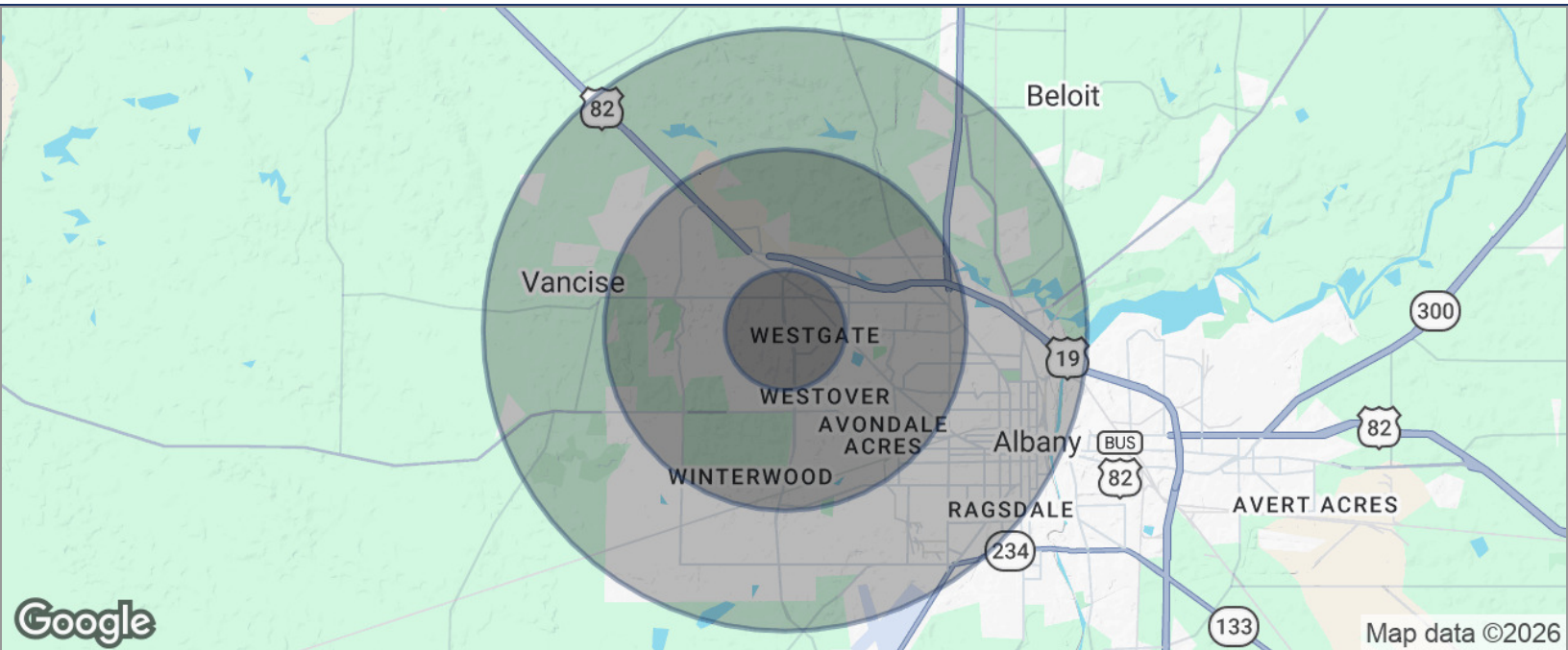




DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,636	32,006	62,656
MEDIAN AGE	35.1	35.9	35.9
MEDIAN AGE (MALE)	33.6	34.1	33.4
MEDIAN AGE (FEMALE)	36.2	37.1	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,846	13,241	25,257
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$67,360	\$66,747	\$58,833
AVERAGE HOUSE VALUE	\$167,749	\$170,894	\$176,378

* Demographic data derived from 2020 ACS - US Census

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