

# WESTOVER PLAZA

Now Leasing Suite 200 -2,501SF

2630 Dawson Rd, Albany, GA 31707-1609



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**FOR LEASE**

- ±33,000 Vehicles Per Day on Dawson Rd
- Over 122,000 People Within 10 Miles
- ±82,000 Daytime Population Within 5 Miles
- Positioned in Albany's Primary Retail Corridor
- Surrounded by National Retail & Healthcare Anchors
- Serving Southwest Georgia's Primary Retail Trade Area
- Positioned in Albany's Highest-Traffic Shopping Corridor



### Demographics

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2026	24,518	74,226	111,843
Population Growth 2030	25,214	76,418	115,106
Projected Growth 2025-2030	2.8%	3.0%	2.9%
Total Households 2026	10,387	31,954	47,218
Average Household Income	\$79,844	\$72,115	\$68,904
Daytime Population	29,144	82,906	122,483

### Traffic Count

±33,000 VPD on Dawson Rd

### FOR MORE INFORMATION, CONTACT:

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