

**FOR LEASE**  
**147 Peachtree Parkway**  
**Byron, GA 31008**



Summary

Area Info

Floor Plan

Aerial

Site Map



**LEASE PRICE: \$9.89/PSF NNN**

**CONTACT**

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PROPERTY INFORMATION

BUILDING

**Property Address:** 147 Peachtree Parkway  
Byron, GA 31008

**County:** Peach County

**Total Size:** ±6,000 SF  
4,800 SF – Office  
1,200 SF - Warehouse

**Year Built:** 2003

**Utilities:** All Available

**Parking:** 50 Spaces

**Traffic Count:** Hwy 49 – 13,799 VPD  
I-75 – 93,519 VPD

SITE

**Site Size:** 1.16 AC

**Parcel ID:** 055B 020 D

**Zoned:** Commercial

| Demographics 2026 | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------|-----------|-----------|-----------|
| Population        | 1,166     | 13,627    | 39,372    |
| Avg HH Income     | \$106,754 | \$112,721 | \$106,175 |
| Median Age        | 45.0      | 39.3      | 39.0      |

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## PROPERTY INFORMATION

### DESCRIPTION

The approximately 6,000 SF facility was constructed in 2003 and features a combination of approximately 4,800 SF of office space and 1,200 SF of warehouse space. The warehouse includes a drive-in door, providing convenient access for deliveries, equipment, inventory, and day-to-day operations. The property also offers approximately 50 on-site parking spaces, with a portion of the parking area secured by fencing.

Strategic location near I-75, with reported traffic counts of approximately 91,500 vehicles per day on I-75 and 9,270 vehicles per day on Highway 49. This location provides excellent connectivity throughout Byron, Warner Robins, Macon, and the broader Middle Georgia market.

### LOCATION

Located within Byron Industrial Park and surrounded by established commercial and industrial users, the property benefits from a strong business environment and convenient access to restaurants, hotels, retail, and major transportation routes. Nearby businesses include Mid-State RV, Consolidated Pipe & Supply, Chick-fil-A, Georgia Bob's, and Popeyes.

Currently leased – available as Investment Sale, potential for investor/user in future.

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**(est. \$1.89/PSF CAM, T, I)**

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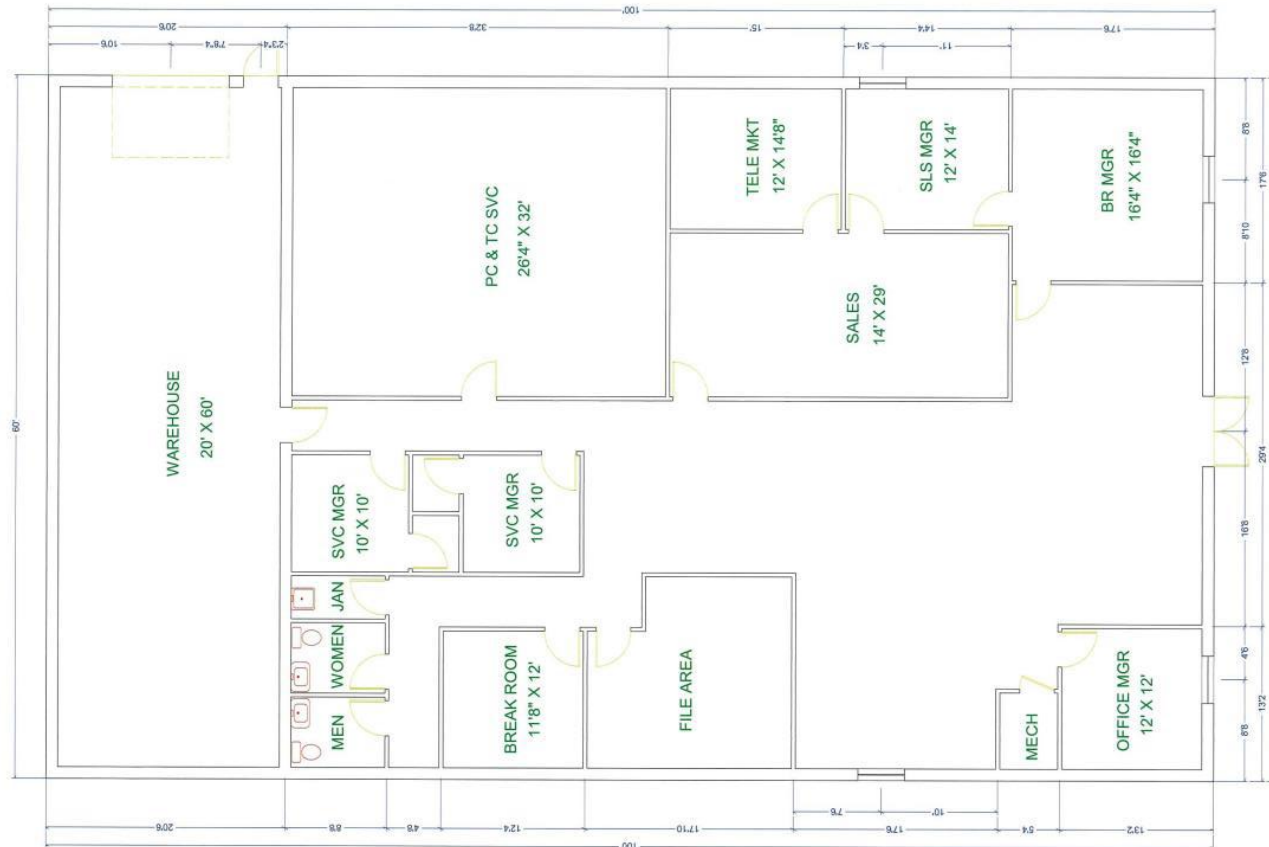
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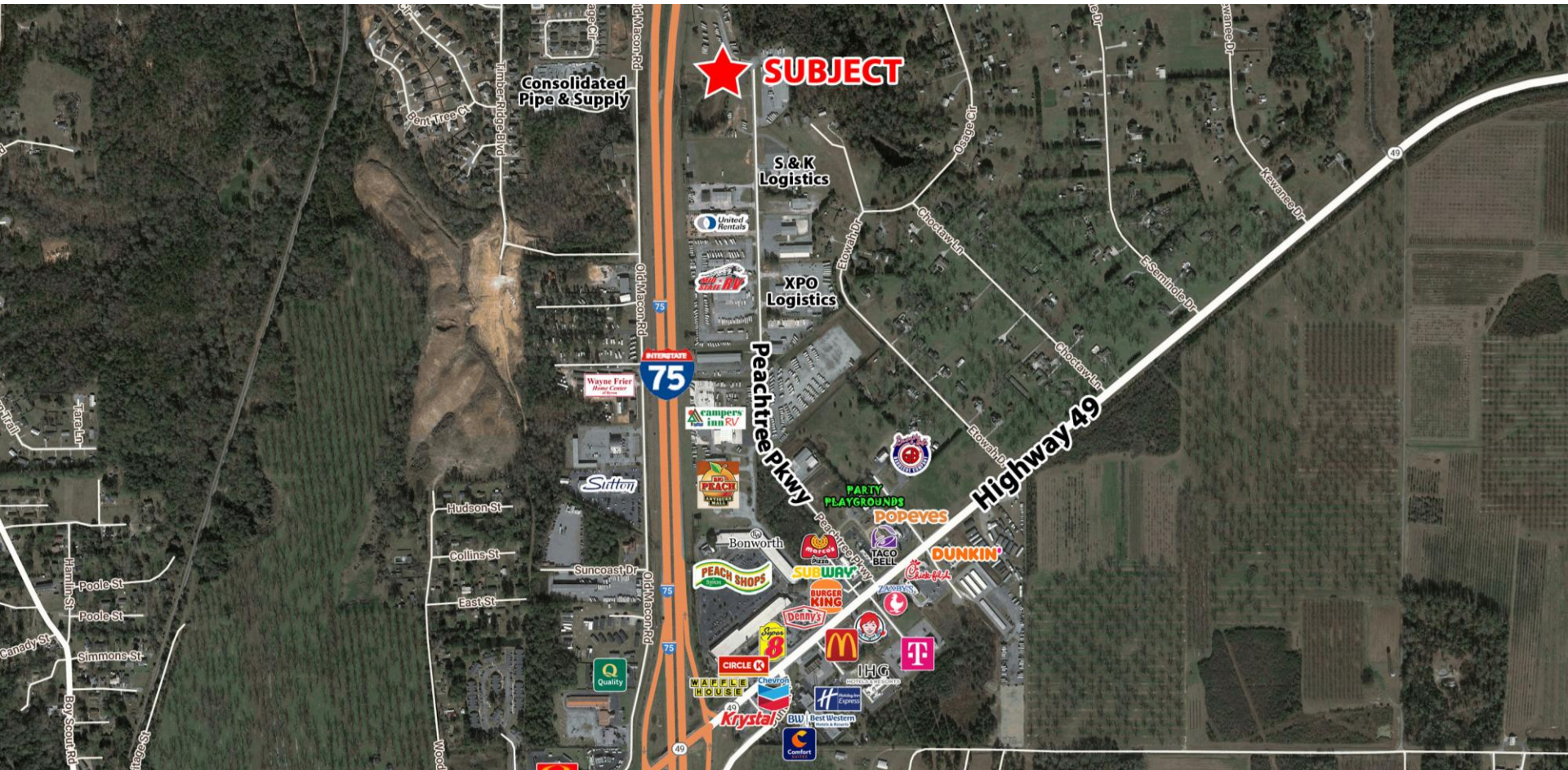
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