

New Construction: PRE-LEASING NOW!

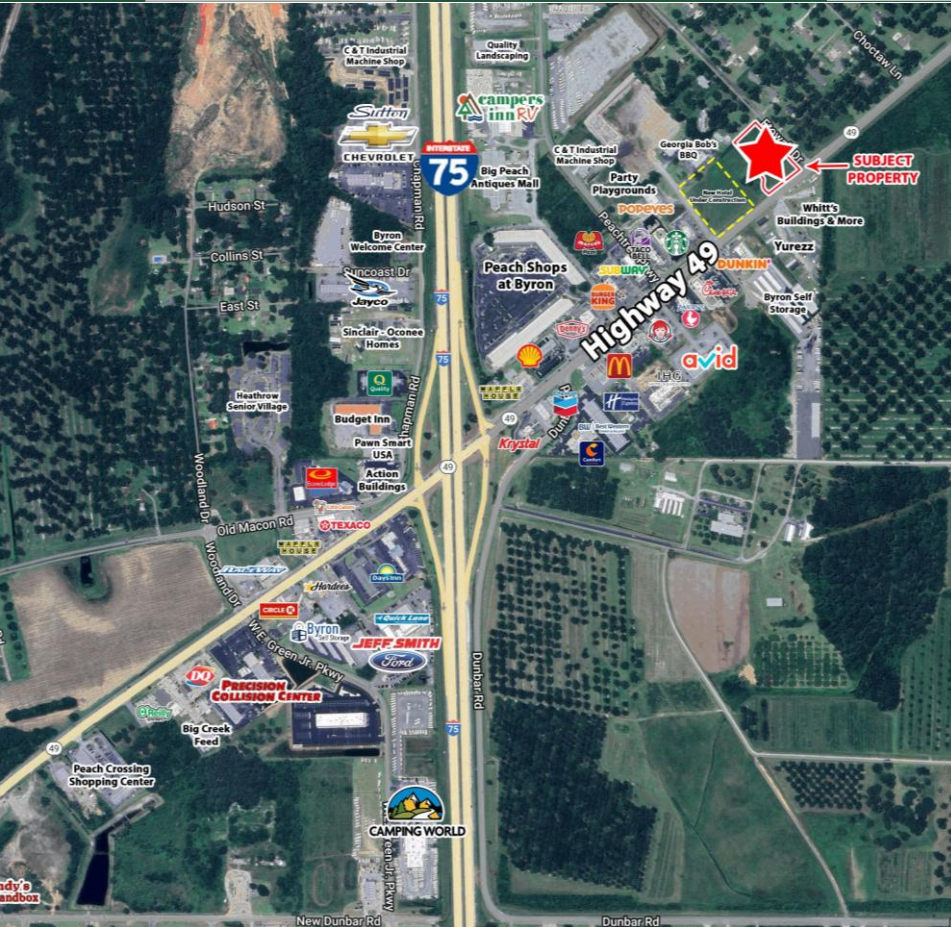
507 North Highway 49
Byron, GA 31008



Summary

Area Info

Site Maps



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 507 North Highway 49
Byron, GA 31008

County: Peach

Total Size: 2,500 SF

Available: **2,500 SF**

Utilities: All available

Traffic Count: North Highway 49 – 24,440 VPD

Frontage: 383± ft on North Highway 49

Depth: 398± ft on Etowah Drive

SITE

Site Size: 2.04

Parcel ID: 055D 103

Zoning: C-3

LEASE PRICE:
\$26.00/PSF Base/NNN
“Dark Shell”

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	872	14,698	40,382
Avg HH Income	\$120,250	\$103,380	\$99,036
Median Age	46.0	38.5	39.3

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NOTES

Up to 2,500 SF available on endcap unit with bold grease trap and drive thru capability. Property has 400 Amp, 3 phase power.

LOCATION

Located on the main busy thoroughfare in Byron. Highway 49 is booming with new developments. Nearby businesses include Chick-Fil-A, Starbucks, Dunkin Donuts, Jimmy John's, Burger King, Denny's, Georgia Bob's BBQ, Zaxby's, Dairy Queen, Big Peach Antique Mall, and many hotels.



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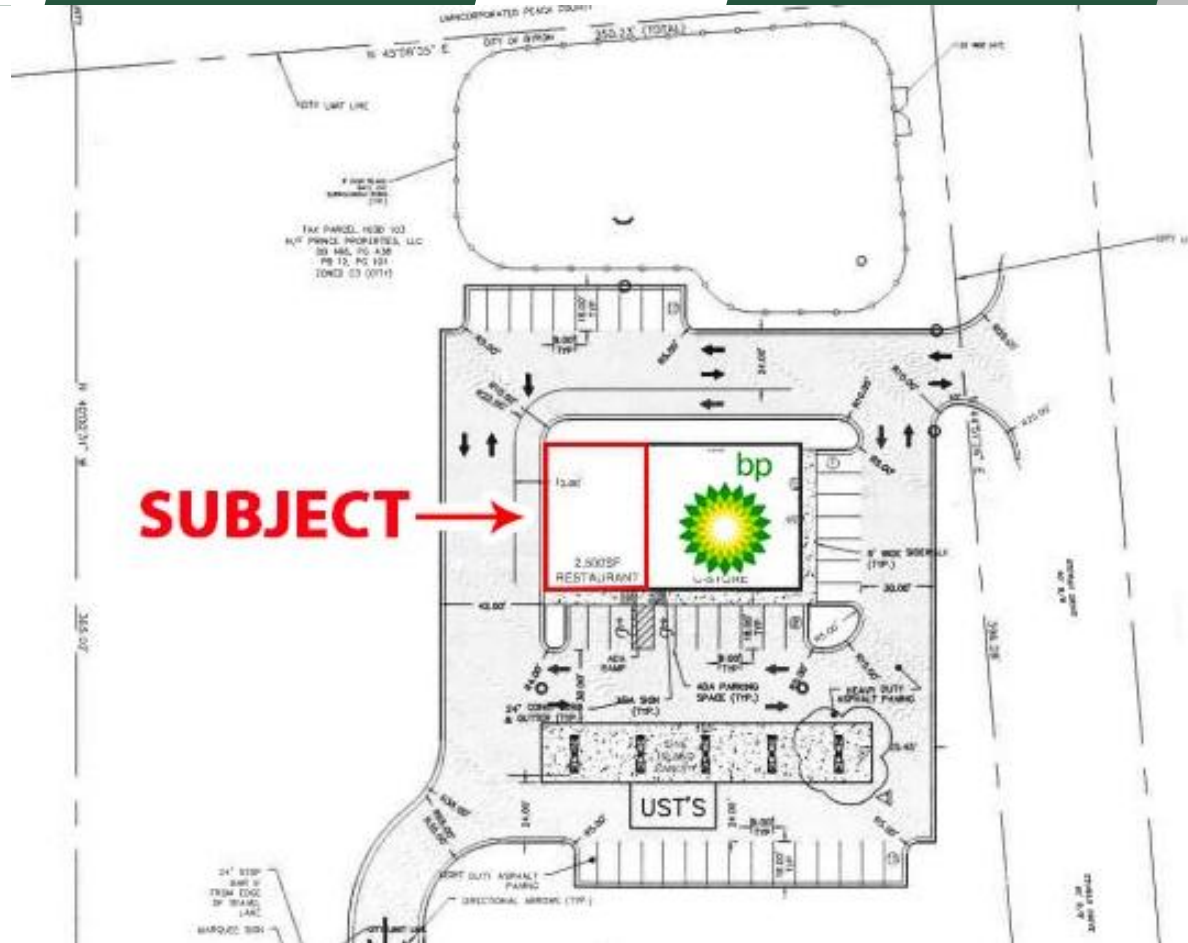
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