

A Full Service Real Estate Company

Commercial Division 577 Mulberry Street P.O. Box 310 Macon, GA 31202 (478) 746-9421 (478) 742-2015 FAX info@fickling.com EMAIL www.fickling.com

## 0.73 Acre Commercial Lot For Sale Corner of Spanish Ct & Grand Island Dr · Albany, GA



Size: 0.73 Acres

- **Frontage:** 160' on Spanish Court 201' on Grand Island Drive
  - Zoning: C-3
  - Utilities: All available
- Topography: Flat

Notes: Great location for retail/office

Convenient to Ledo Road, Liberty Expressway and Highway 82.

Nearby businesses include: Colony Bank, Carmike Cinemas, Kohl's, Mellow Mushroom, Grand Island Golf Club, Walmart, hotels, major shopping and restaurants.



Wendy H. Pierce wpierce@fickling.com Contact: 478-746-9421 Direct: 478-803-4116 Toll Free: 800-598-0590

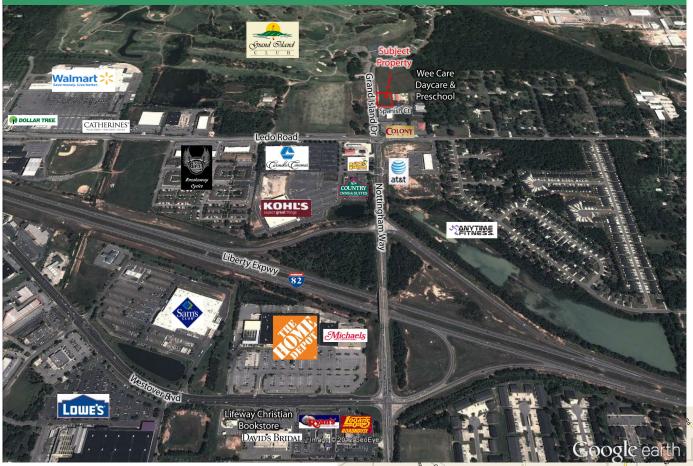




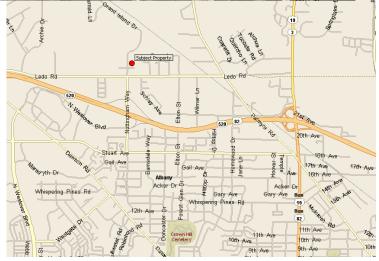
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2015 DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	4,052	30,391	64,062
Median Age	33.2	37.0	36.2
Average HH Income	\$46,410	\$61,563	\$57,489
Traffic Counts	11.420 vehicles per day on Ledo Road		



## Contact Wendy Pierce · 800-598-0590

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company