

## 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.

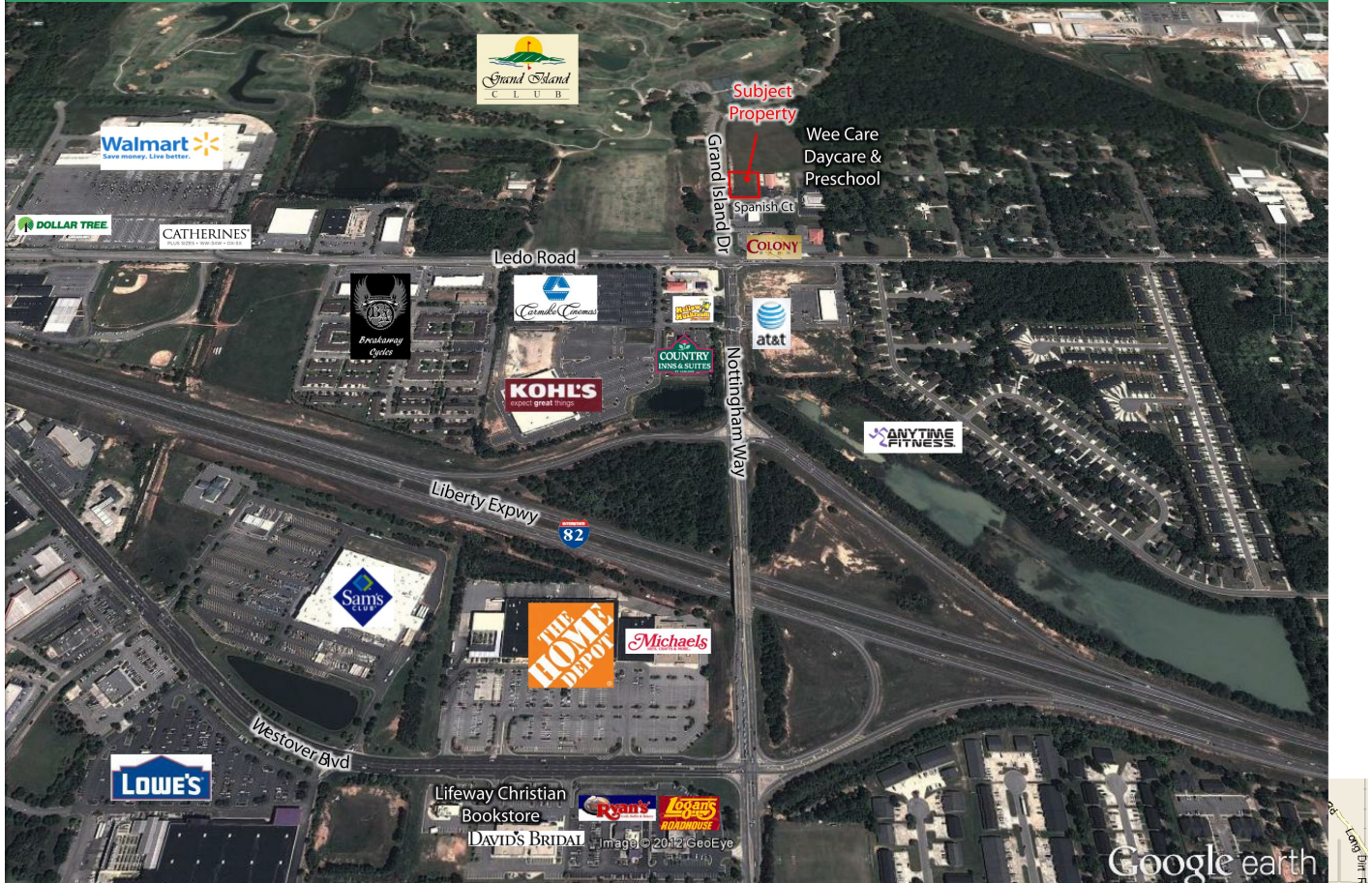


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**Sale Price:**  
**\$375,000**

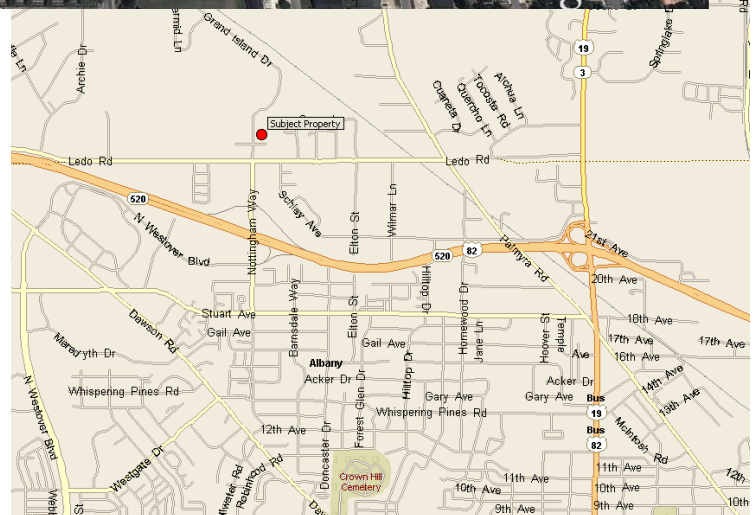
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### 2015 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	4,052	30,391	64,062
<b>Median Age</b>	33.2	37.0	36.2
<b>Average HH Income</b>	\$46,410	\$61,563	\$57,489
<b>Traffic Counts</b>	11,420 vehicles per day on Ledo Road		



**Contact Wendy Pierce · 800-598-0590**