

FOR SALE
127 Peachtree Parkway
Byron, GA 31008



Summary

Area Info

Photos

Aerial

Site Map



SALE PRICE: \$1,000,000

CONTACT

Ginny Wyatt, CCIM
Associate Broker
478-397-2233 Cell
478-971-8000 Office
gwyatt@fickling.com

Bill Coley
Associate Broker
478-955-4123 Cell
478-971-8000 Office
bcoley@fickling.com



151 S Houston Lake Road, Suite 140
Warner Robins, Georgia 31088
478.971.8000 Office
<https://commercial.fickling.com>

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PROPERTY INFORMATION

BUILDING

Property Address: 127 Peachtree Parkway
Byron, GA 31008

County: Peach County

Total Size: 15,000 SF

Year Built: 1996

Utilities: All Available

Parking: Ample

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

SITE

Site Size: 2.45 AC

Parcel ID: 055B 027

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	1,211	14,943	40,444
Avg HH Income	\$103,107	\$113,315	\$106,172
Median Age	44.0	38.7	39.0

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PROPERTY INFORMATION

DESCRIPTION

Investment property with upside potential. Currently 100% occupied at below market rents.

An excellent opportunity for an owner-user or investor seeking flexible commercial space in an established Byron location. Featuring a 12-unit small professional office layout designed to accommodate a variety of professional and service-oriented businesses, the property offers immediate functionality, income-producing potential, and long-term value in one of Middle Georgia's growing communities.

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, Popeyes, Taco Bell, and Starbucks.

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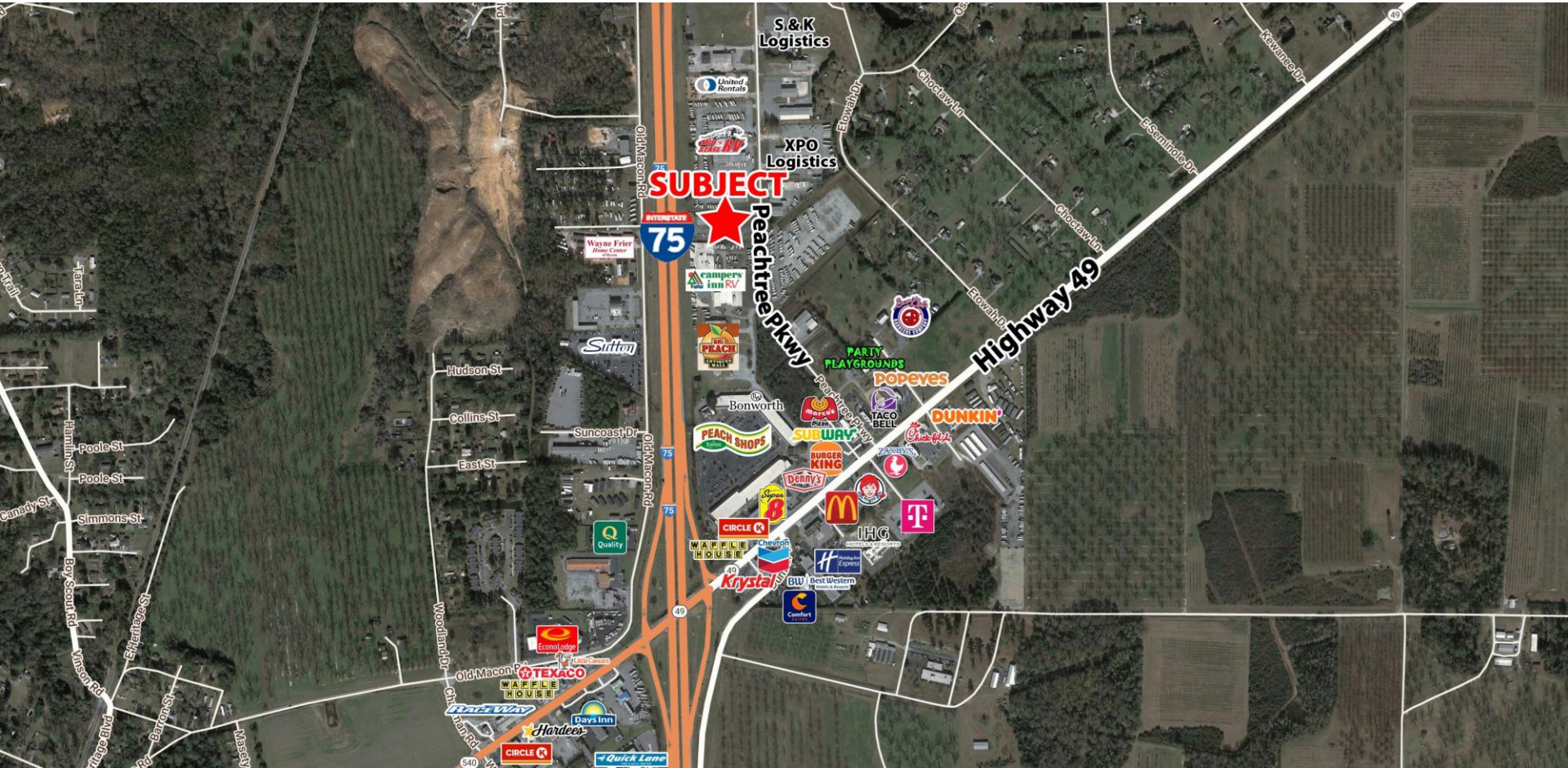
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