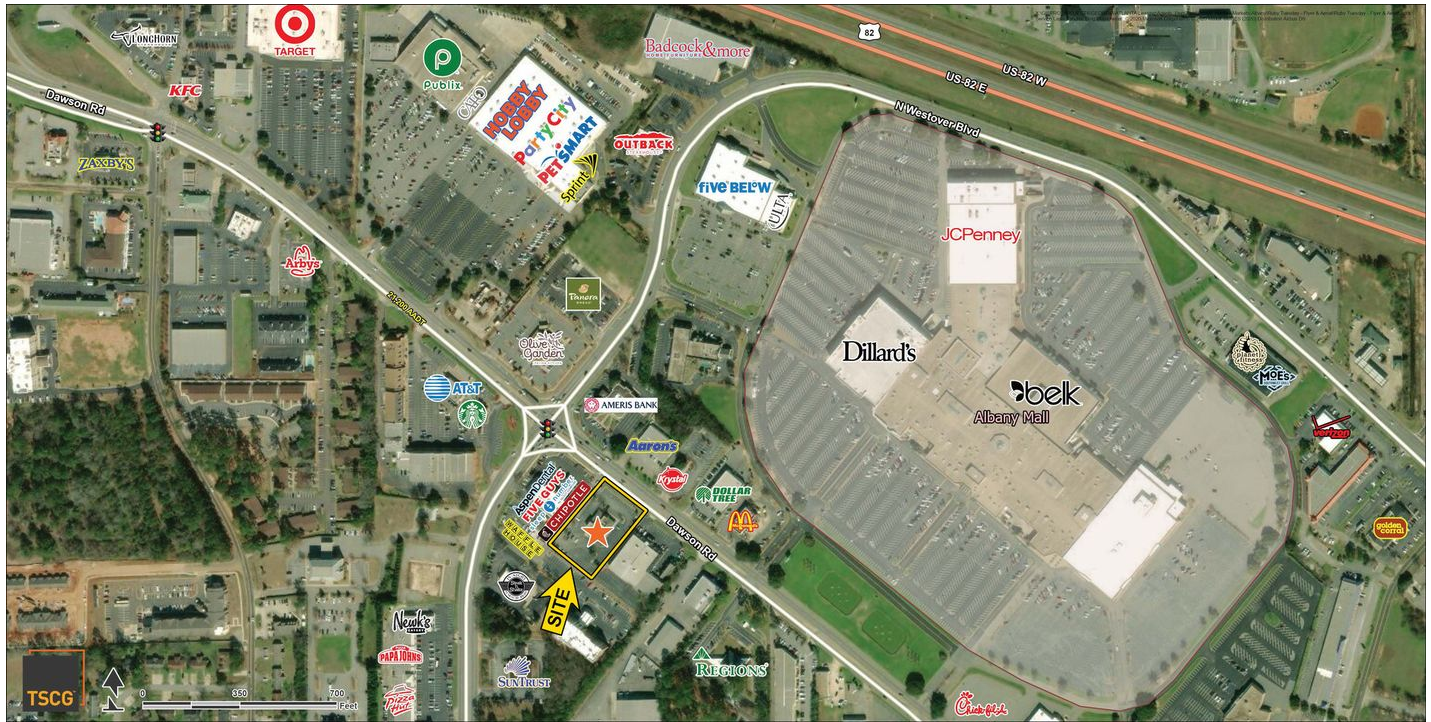


PROMINENT FREESTANDING DEVELOPMENT

2626 Dawson Road, Albany, GA 31707

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Restaurant building in the heart of Albany retail corridor



PROPERTY HIGHLIGHTS

- Existing 5,500 SF freestanding second generation restaurant building
- 1.75 AC if redeveloped
- 191 existing parking spaces
- Full access via Dawson Road in addition to cross-access to signalized intersection via N Westover Blvd
- Pylon Sign
- Approximately 180' of frontage (Dawson Road)
- GA DOT Traffic Counts: Dawson Rd-22,200 AADT

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population Density	32,662	62,759	90,684
Average HH Income	\$76,091	\$66,675	\$61,191
Daytime Population	34,333	69,857	95,360

EXCLUSIVE AGENT(S)

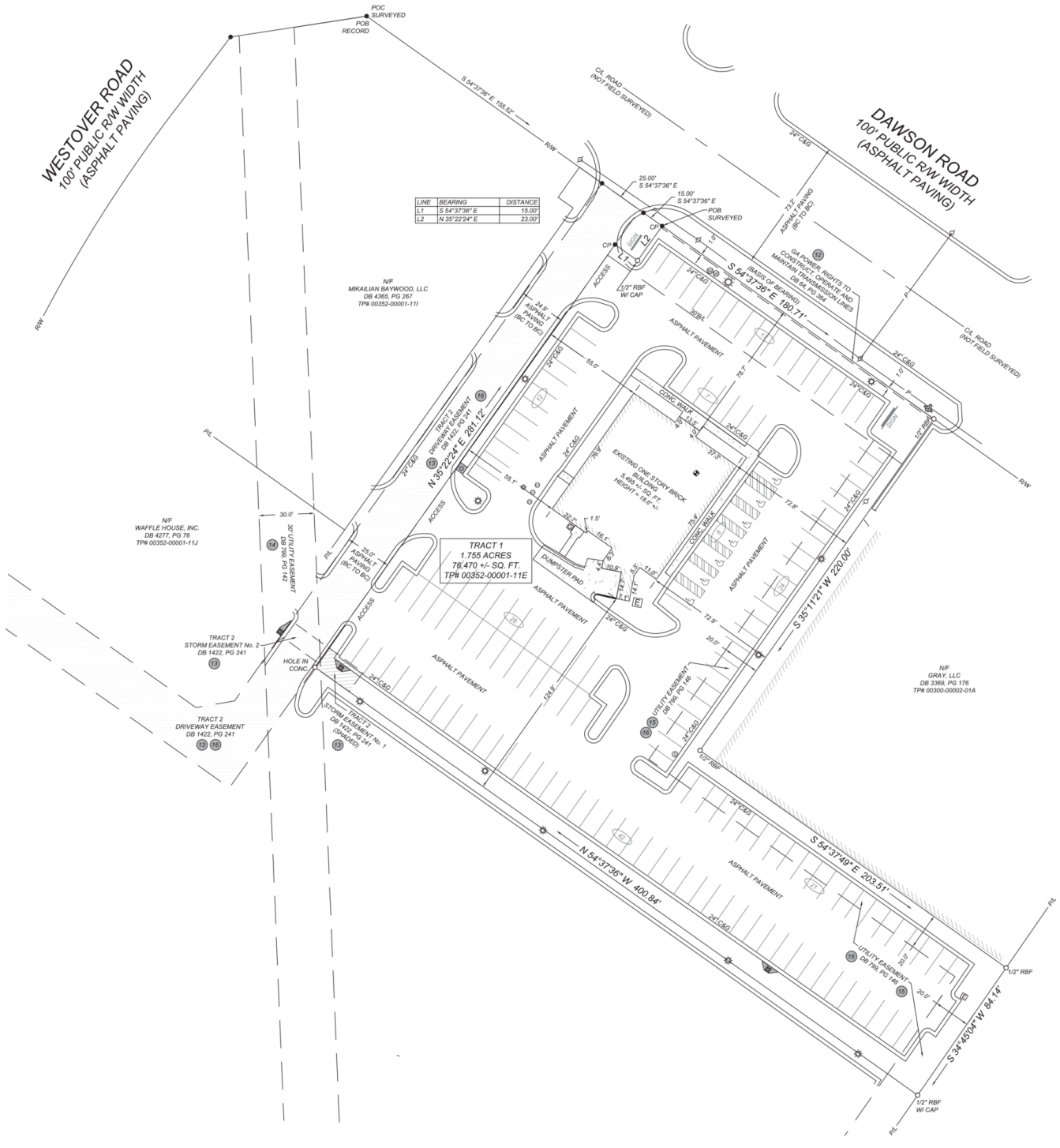
PATRICK BENTLEY • patrick.bentley@tscg.com • 770.955.2434



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SITE PLAN



EXCLUSIVE AGENT(S)

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