

Peach Shops of Byron  
311 Highway 49N  
Byron Georgia



- 112,601 SF Community Retail Center with an additional Outparcel (Call for Ground Lease Pricing)
- 6 spaces available - 2,000 sf to 10,758 sf contiguous space
- Ideal for office or retail business
- Excellent visibility – ideally located adjacent to I-75
- Traffic counts at I-75 exceed 75,000 vehicles per day
- Traffic into shopping center averages 50,000 +/- vehicles per month
- Property easily accessed from 4 major roadways (State Highways 49, 41, 247 & I-75)
- Major Tenants include VF Factory Outlet, BonWorth, Dress Barn/Dress Barn Woman, Legg's Hanes Bali, Spherion, and Gottwals Books

**Lease Rate:**  
**\$10.00 psf NNN**

**FOR MORE  
INFORMATION  
CONTACT**

Wendy H. Pierce  
478-335-1254  
478-746-9421  
[wpierce@fickling.com](mailto:wpierce@fickling.com)

[commercial.fickling.com](http://commercial.fickling.com)

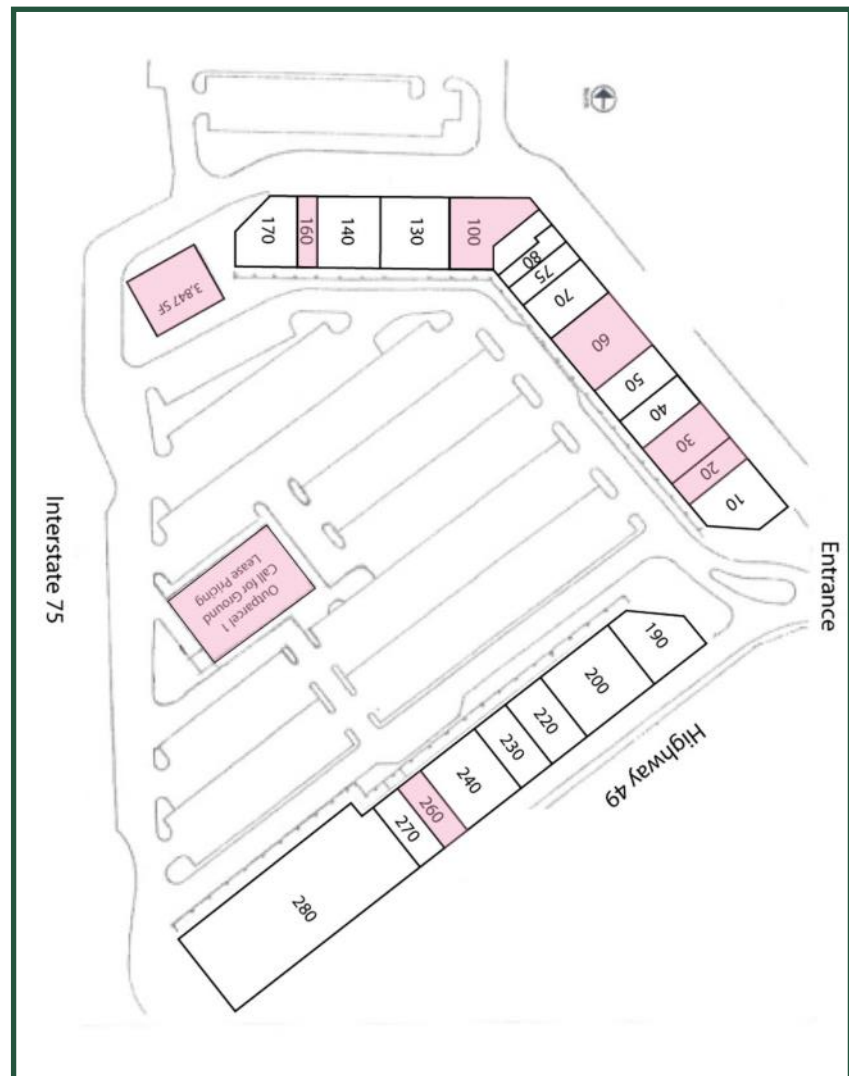
577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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

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UNIT	TENANT	SQ FT
10	L'eggs/Hanes/Bali/Playtex	4,800
<b>20</b>	<b>AVAILABLE</b>	<b>2,420</b>
<b>30</b>	<b>AVAILABLE</b>	<b>4,000</b>
40	PawnSmart USA	2,940
50	Heart of GA Thrift Store	3,520
<b>60</b>	<b>AVAILABLE</b>	<b>5,685</b>
70	PawnSmart USA	3,840
75	Spherion Professional Services	1,977
80	Spherion Professional Services	1,593
<b>100</b>	<b>AVAILABLE</b>	<b>10,758</b>
130	Bon Worth	2,334
140	478 Country Buffet	3,840
<b>160</b>	<b>AVAILABLE</b>	<b>2,214</b>
170	Casa Mexico	4,026
190	Gottwals Books	3,700
200	Dress Barn/Dress Barn Woman	8,320
220	Uniform Outlet	3,840
230	Byron Convention & Visitors Bureau & Welcome Center	3,440
240	Central Point Chapel	6,070
<b>260</b>	<b>AVAILABLE</b>	<b>2,000</b>
270	Greek Store	2,437
280	VF Outlet	25,000
	<b>AVAILABLE</b>	<b>3,847</b>
	Total Square Footage	112,601
	<b>OUTPARCEL 1 - AVAILABLE</b> <b>Call for Ground Lease Pricing</b>	<b>Call</b>



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