



RETAIL PROPERTY FOR LEASE

311 Highway 49N,
Byron, GA 31008

PRESENTED BY:

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Executive Summary

PEACH SHOPS OF BYRON | 311 HIGHWAY 49N, BYRON, GA 31008



LEASING SUMMARY

Available SF: 2,214 - 10,758 SF

Building Size: 112,490

PROPERTY OVERVIEW

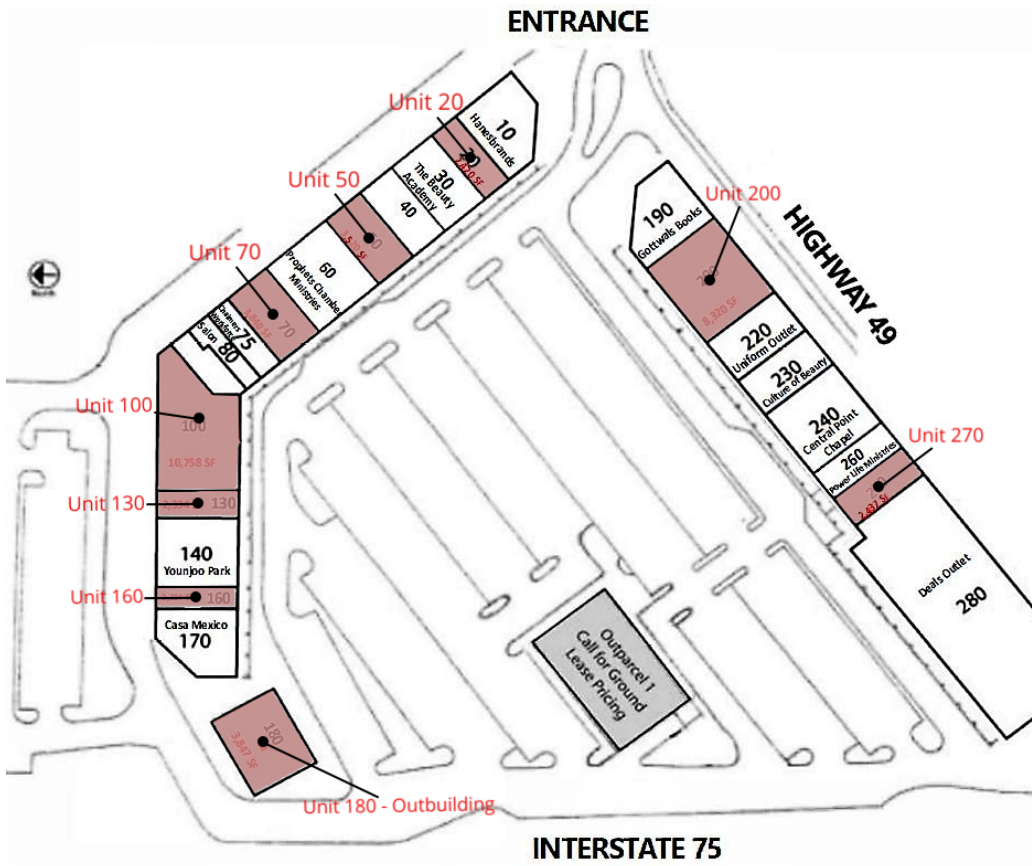
Space available in Peach Shops at Byron in Byron, Georgia. This community retail center has an excellent location with superior visibility from I-75 and the 75,000+ vehicles that pass by daily. Major tenants include: Deals Outlet, Legg's Hanes Bali, Byron Convention & Visitor's Bureau and Spherion.

PROPERTY HIGHLIGHTS

- Space available in Peach Shops of Byron
- Suites from 2,000 SF - 10,758 SF
- Excellent visibility off of Interstate 75
- Traffic counts on Interstate 75 exceed 75,000 vehicles per day
- Accessible via 4 major roadways (Highways 49, 41, 247 and I-75)
- 75' tall pylon sign visible from I-75
- Lease rates negotiable

Site Plans

PEACH SHOPS OF BYRON | 311 HIGHWAY 49N, BYRON, GA 31008



New Plan



Site Plan

Available Spaces

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AVAILABLE

SUITE	SIZE	DESCRIPTION
Unit 20	2,420 SF	Can be combined with adjacent suites for larger footprint
Unit 50	3,520 SF	-
Unit 70	3,840 SF	-
Unit 100	10,758 SF	Open floor plan. Former mattress store. Can be combined with adjacent space to create 13,092 SF.
Unit 130	2,334 SF	-
Unit 160	2,214 SF	-

Available Spaces

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SUITE	SIZE	DESCRIPTION
Unit 180 - Outbuilding	3,847 SF	Great visibility from I-75. Perfect for restaurant or event center.
Unit 200	8,320 SF	Former Dress Barn. Open floor plan.
Unit 270	2,436 SF	-

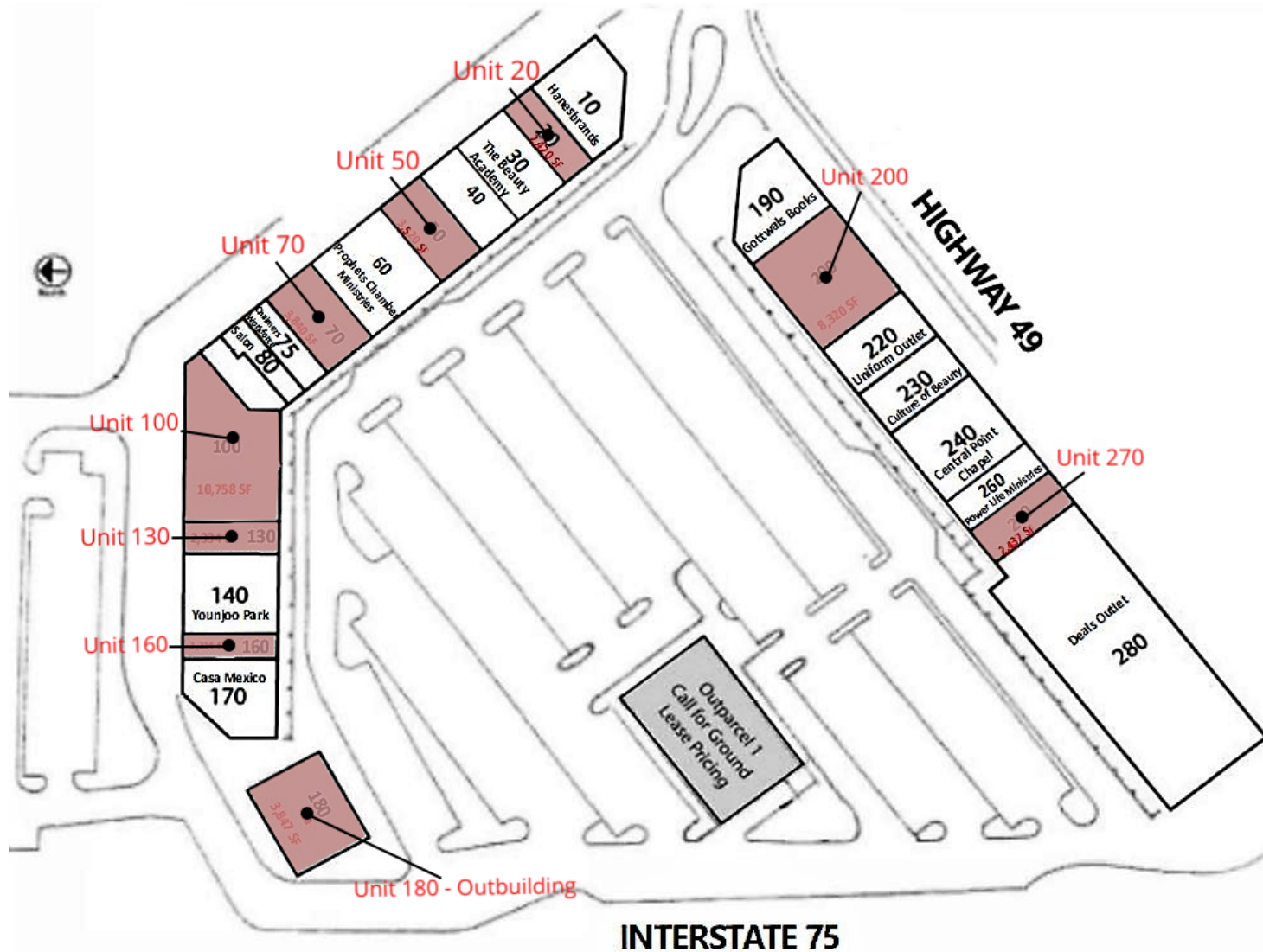
Area Retail

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Plans

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Plans

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 20	Available	2,420 SF	NNN	\$12.00 - 15.00 SF/yr	Can be combined with adjacent suites for larger footprint
Unit 50	Available	3,520 SF	NNN	\$10.00 - 12.00 SF/yr	-
Unit 70	Available	3,840 SF	NNN	\$12.00 SF/yr	-
Unit 100	Available	10,758 SF	NNN	\$8.00 - 10.00 SF/yr	Open floor plan. Former mattress store. Can be combined with adjacent space to create 13,092 SF.
Unit 130	Available	2,334 SF	NNN	\$12.00 - 15.00 SF/yr	-
Unit 160	Available	2,214 SF	NNN	\$12.00 - 15.00 SF/yr	-
Unit 180 - Outbuilding	Available	3,847 SF	NNN	\$15.00 SF/yr	Great visibility from I-75. Perfect for restaurant or event center.
Unit 200	Available	8,320 SF	NNN	\$8.00 - 10.00 SF/yr	Former Dress Barn. Open floor plan.
Unit 270	Available	2,436 SF	NNN	\$11.00 - 15.00 SF/yr	-