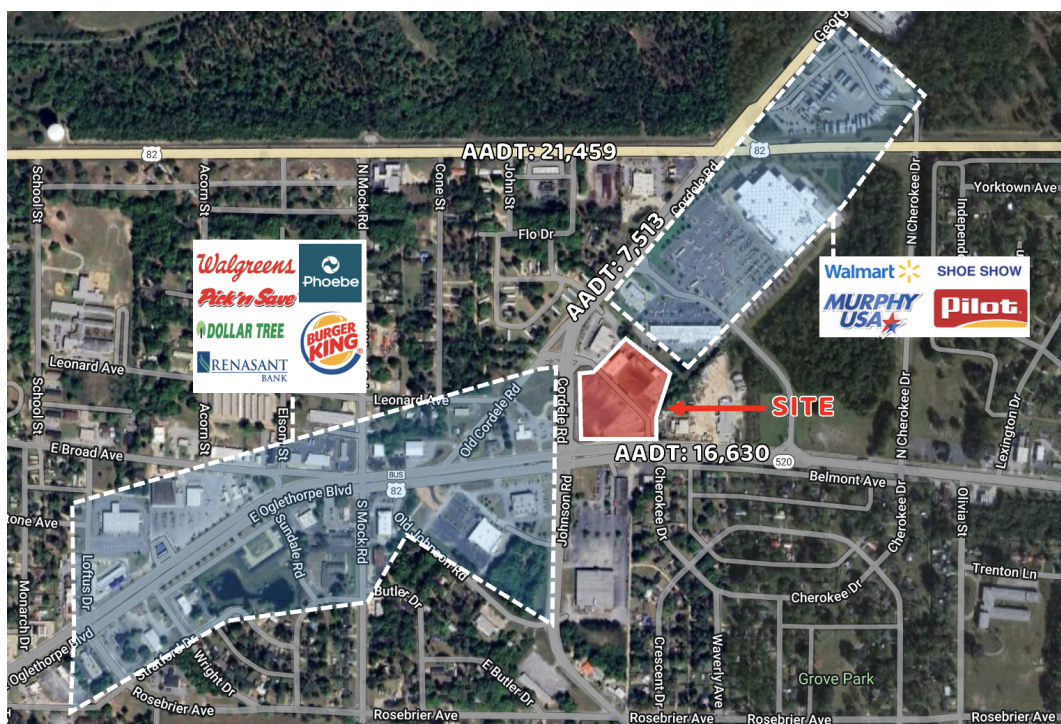


JUNCTION SHOPPING CENTER

2427 Sylvester Hwy, Albany, GA 31705



OFFERING SUMMARY

Sale Price: \$477,872

Cap Rate: 9.0%

Year Built: 1982

Zoning: C-3

Market: Albany

PROPERTY OVERVIEW

Introducing a retail investment opportunity in Albany, GA. 9,000 sf, comprised of 7 units, presents an attractive investment for retail/street retail investors. Built in 1982 and zoned C-3, the property offers a versatile space for various retail ventures. Its prime location in the Albany area provides high visibility and accessibility for potential customers. The property's layout and zoning make it a versatile asset, and its prime location is sure to appeal to retail investors looking for a solid addition to their portfolio.

PROPERTY HIGHLIGHTS

- 6 leased units/1 vacant
- Prime location in Albany area
- High visibility
- Flexible layout

WALTER KELLEY
205.235.0440
walterk@acrerep.com

ACRE REAL ESTATE PARTNERS, LLC
1607 Richard Arrington Jr Blvd S
Birmingham, AL 35205
205.235.0440 | acrerep.com

JUNCTION SHOPPING CENTER

2427 Sylvester Hwy, Albany, GA 31705

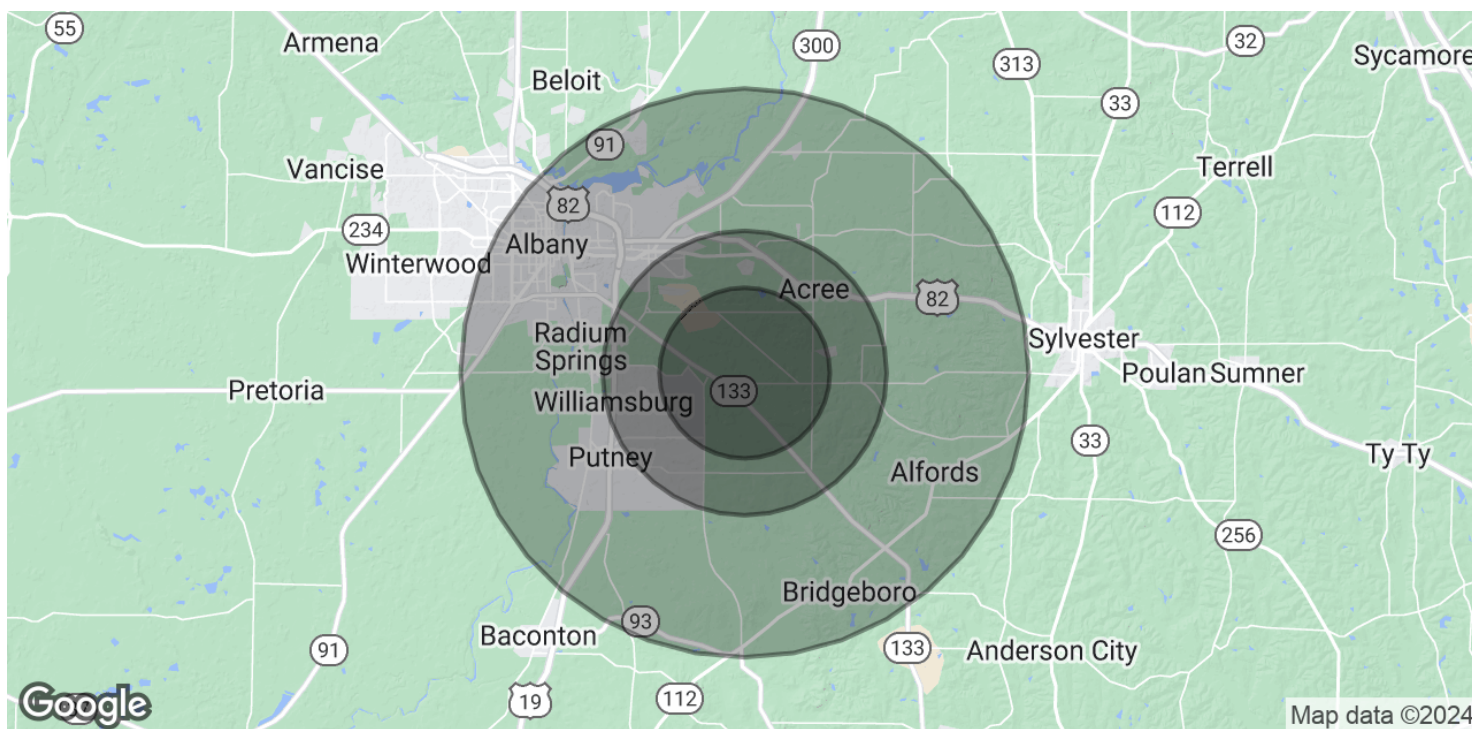


WALTER KELLEY
205.235.0440
walterk@acrerep.com

ACRE REAL ESTATE PARTNERS, LLC
1607 Richard Arrington Jr Blvd S
Birmingham, AL 35205
205.235.0440 | acrerep.com

JUNCTION SHOPPING CENTER

2427 Sylvester Hwy, Albany, GA 31705



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,613	8,167	56,809
Average Age	43	41	40
Average Age (Male)	42	40	38
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	663	3,324	22,907
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$75,118	\$69,151	\$57,302
Average House Value	\$179,426	\$156,429	\$141,219

Demographics data derived from AlphaMap

WALTER KELLEY
205.235.0440
walterk@acrerep.com

ACRE REAL ESTATE PARTNERS, LLC
1607 Richard Arrington Jr Blvd S
Birmingham, AL 35205
205.235.0440 | acrerep.com