

RETAIL SPACE & OUTPARCEL SITE

1001 N. SLAPPEY BLVD., ALBANY, GEORGIA 31701



PROPERTY INFORMATION

4,000 sf available

Opportunity for 1.5+/- acre outparcel

Excellent visibility at a signalized intersection

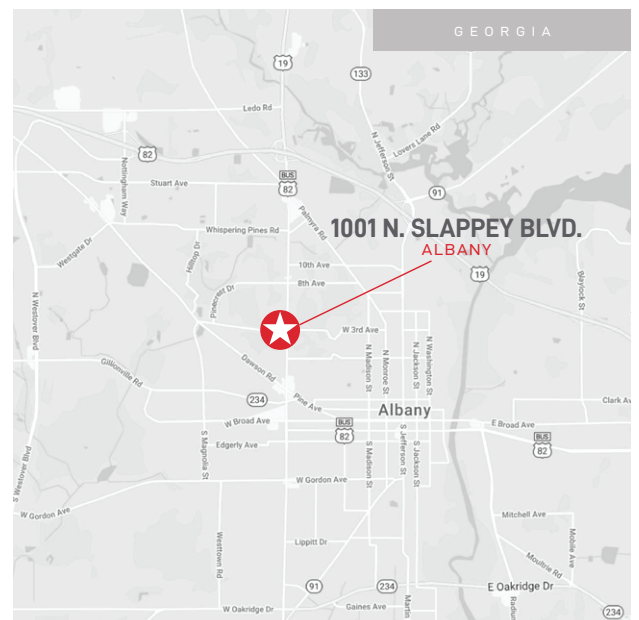
35,500 +/- GA DOT daily traffic count

1.5 miles from Phoebe Putney Hospital with 4,500 +/- employees

Anchored by Beauty Depot

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2020	6,542	42,011	80,411
Projected Population 2025	5,976	38,974	75,584
Average Household Income	\$42,616	\$43,284	\$48,192



CONTACT

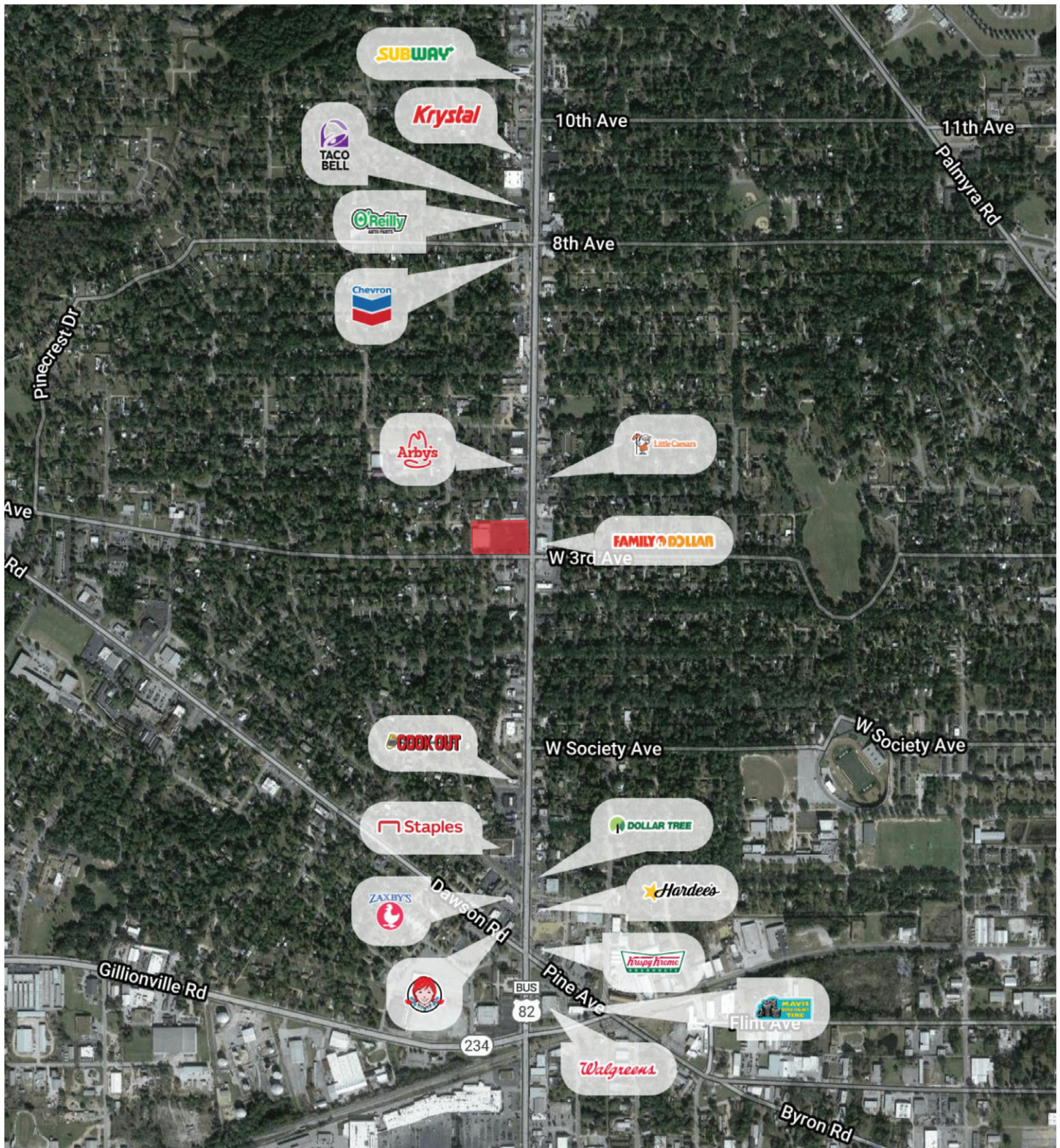
Nick Addison c / 404.256.9100 e / nickaddison@staffordprop.com



STAFFORD
Building on the Past. Developing for the Future.

RETAIL SPACE & OUTPARCEL SITE

1001 N. SLAPPEY BLVD., ALBANY, GEORGIA 31701



CONTACT

Nick Addison c / 404.256.9100 e / nickaddison@staffordprop.com

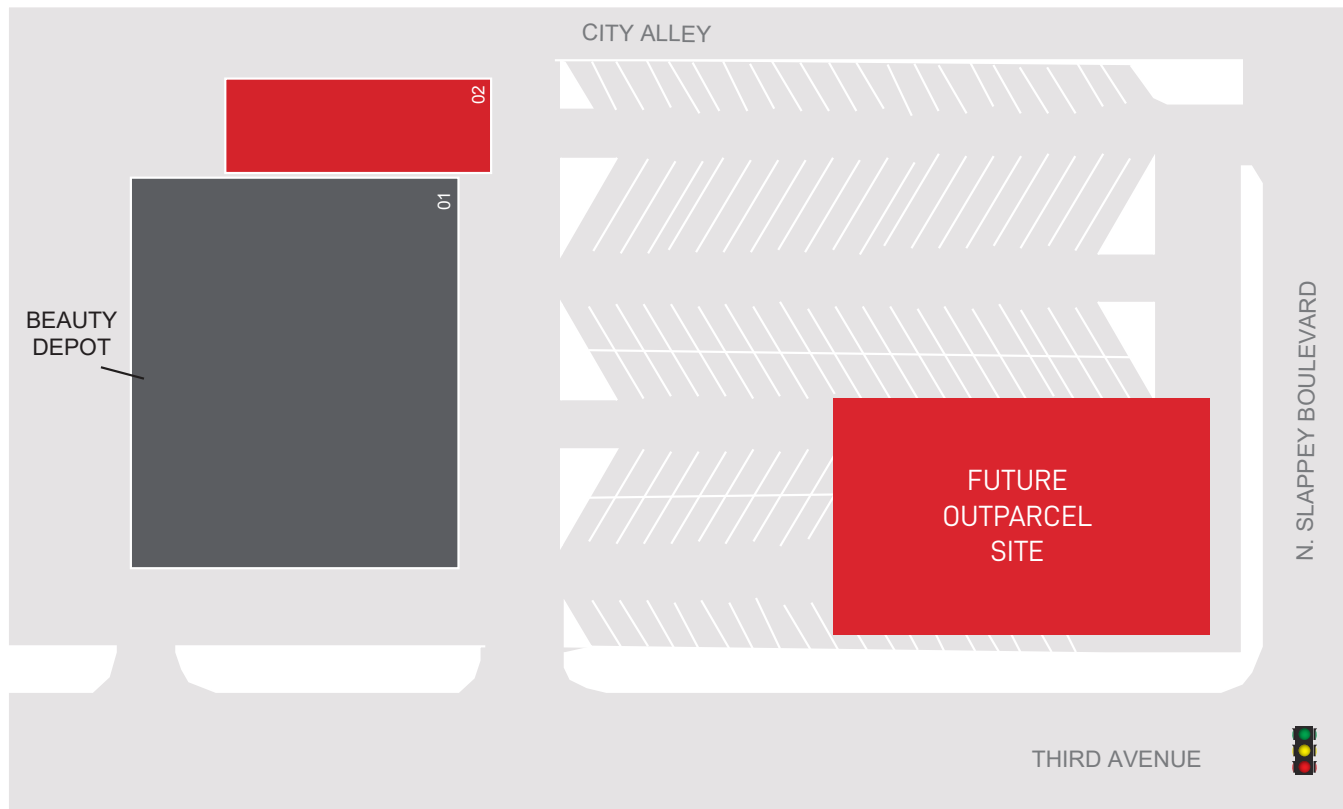


STAFFORD

Building on the Past. Developing for the Future.

RETAIL SPACE & OUTPARCEL SITE

1001 N. SLAPPEY BLVD., ALBANY, GEORGIA 31701



SUITES

SUITE	TENANT	SQ. FT.
01	Beauty Depot	19,500
02	AVAILABLE	4,000
TOTAL GLA:		23,500

CONTACT

Nick Addison c / 404.256.9100 e / nickaddison@staffordprop.com



STAFFORD

Building on the Past. Developing for the Future.