

PIN CORNER OUTPARCEL SITE

1001 N. SLAPPEY BLVD., ALBANY, GEORGIA 31701



PROPERTY INFORMATION

Opportunity for 1.5+/- acre outparcel

Excellent visibility at a signalized intersection

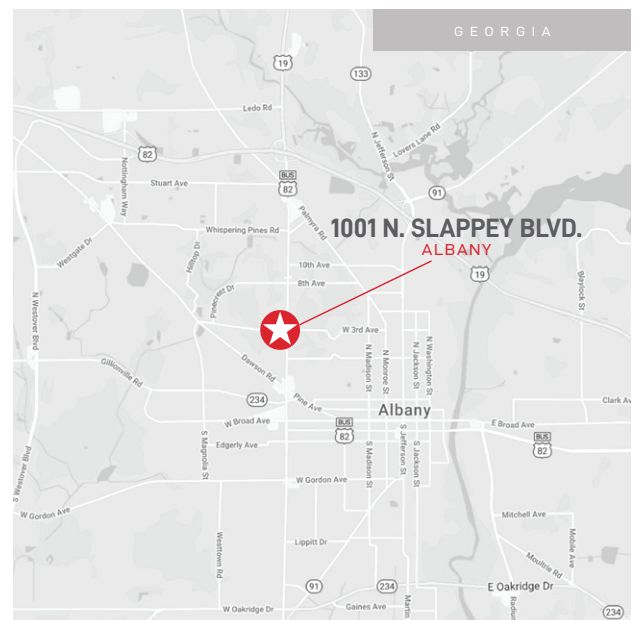
35,500 +/- GA DOT daily traffic count

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

Anchored by Fresh Foods International Market and Beauty Depot

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2022	6,147	39,994	76,385
Projected Population 2027	5,917	38,546	74,432
Average Household Income	\$45,707	\$48,684	\$52,298



CONTACT

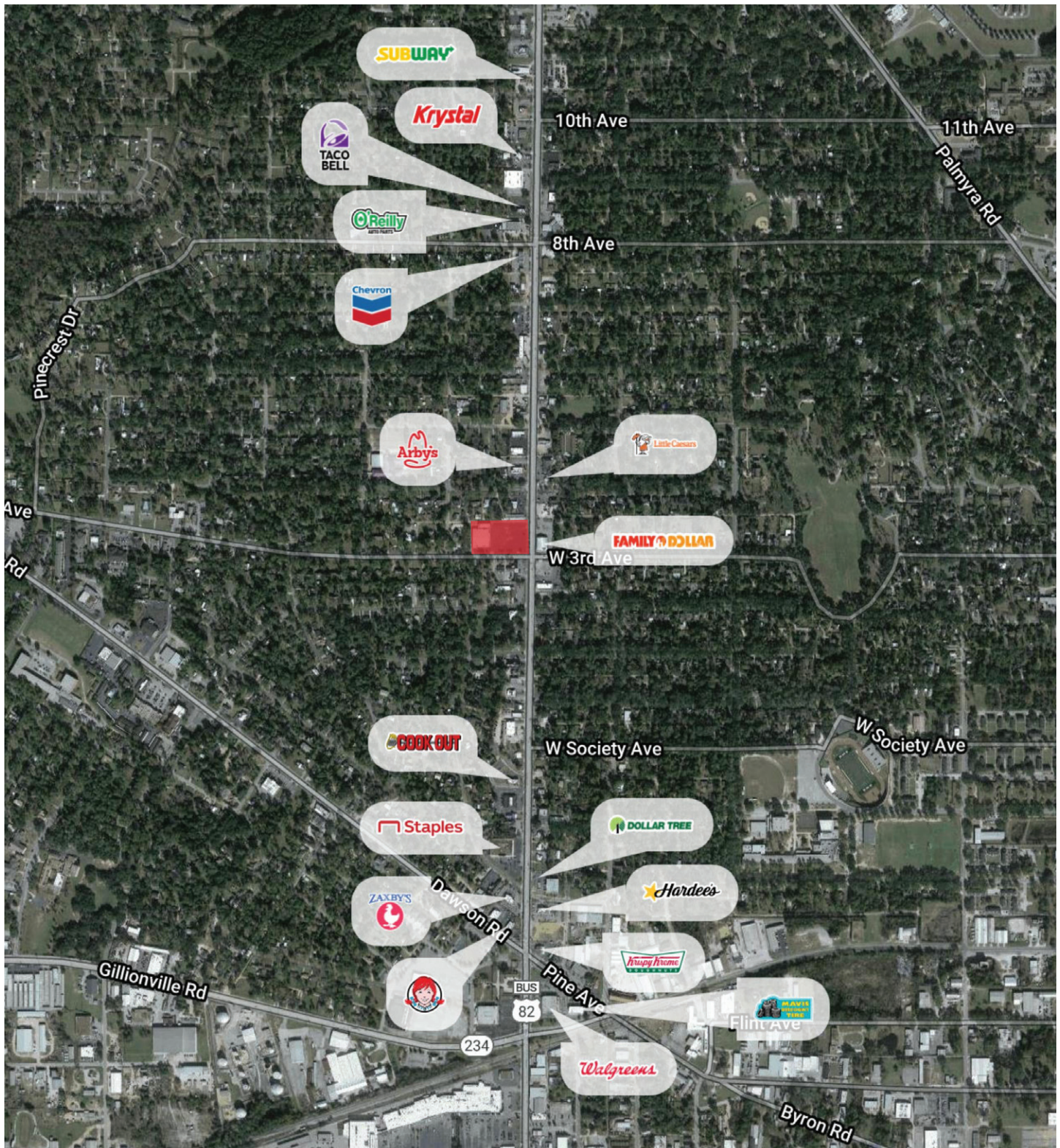
Nick Addison c / 404.256.9100 e / nickaddison@staffordprop.com

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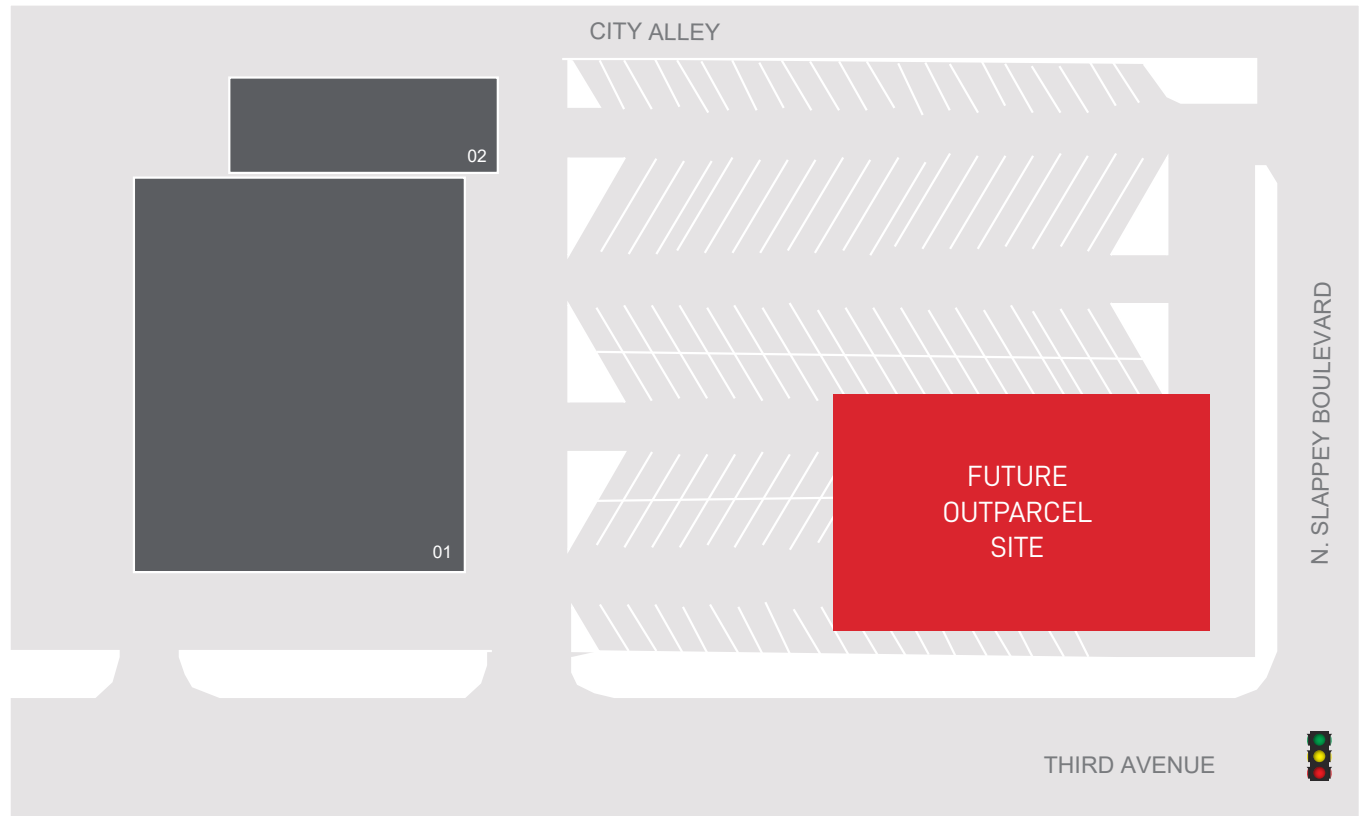
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SUITES

SUITE	TENANT	SQ. FT.
01	Beauty Depot	19,500
02	Fresh Foods International Market	4,000
TOTAL GLA:		23,500

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