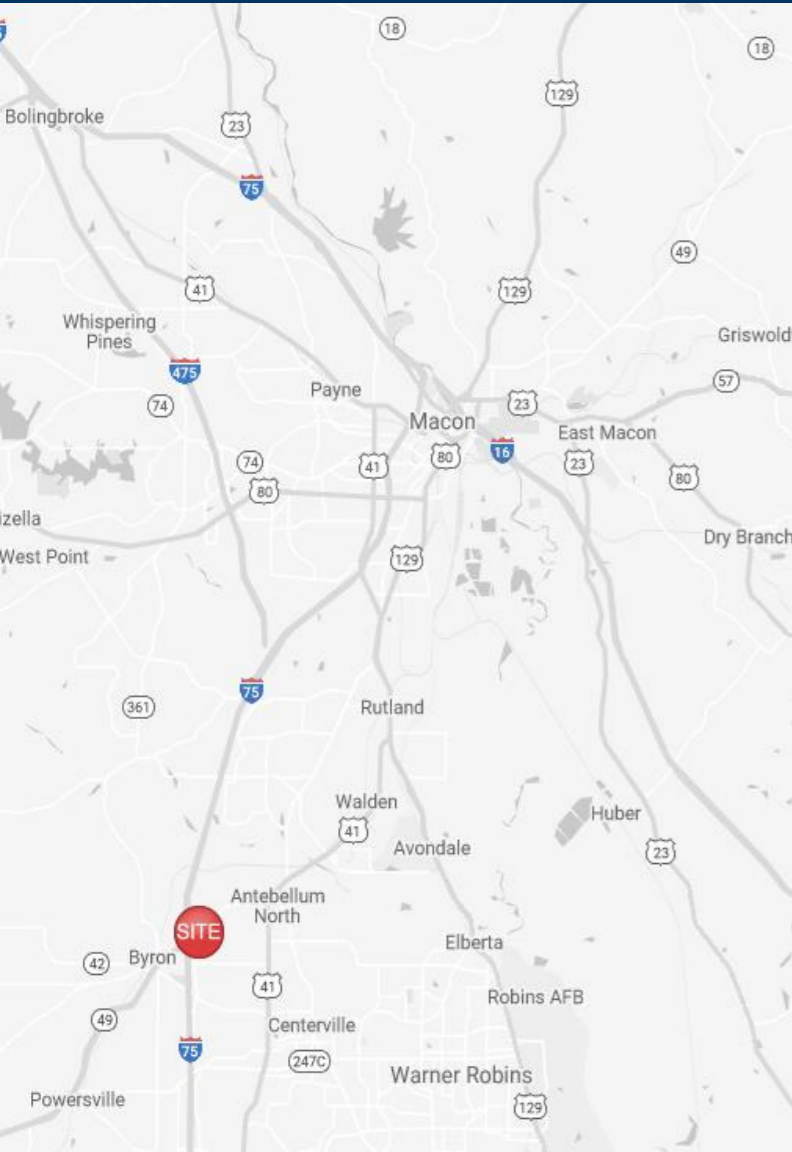


Byron Development

404 N Hwy-49,
Byron, GA 31008



RIVERWOOD
PROPERTIES, LLC

**1,080-3,564 SF
Available**

Leasing Contacts

Marrissa Chanin
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Property Highlights

The property is located on N Hwy-49 less than half a mile from Interstate 75. This development offers great visibility and is accessible by a curb cut off N Hwy-49. It is situated on a 1.2-acre parcel and adjacent to the newly built Dunkin' and Chick-fil-a. The city of Byron is located approximately 16 miles South of Macon, GA and is a growing retail corridor.

Zoned C3.

riverwoodproperties.com

Byron Development

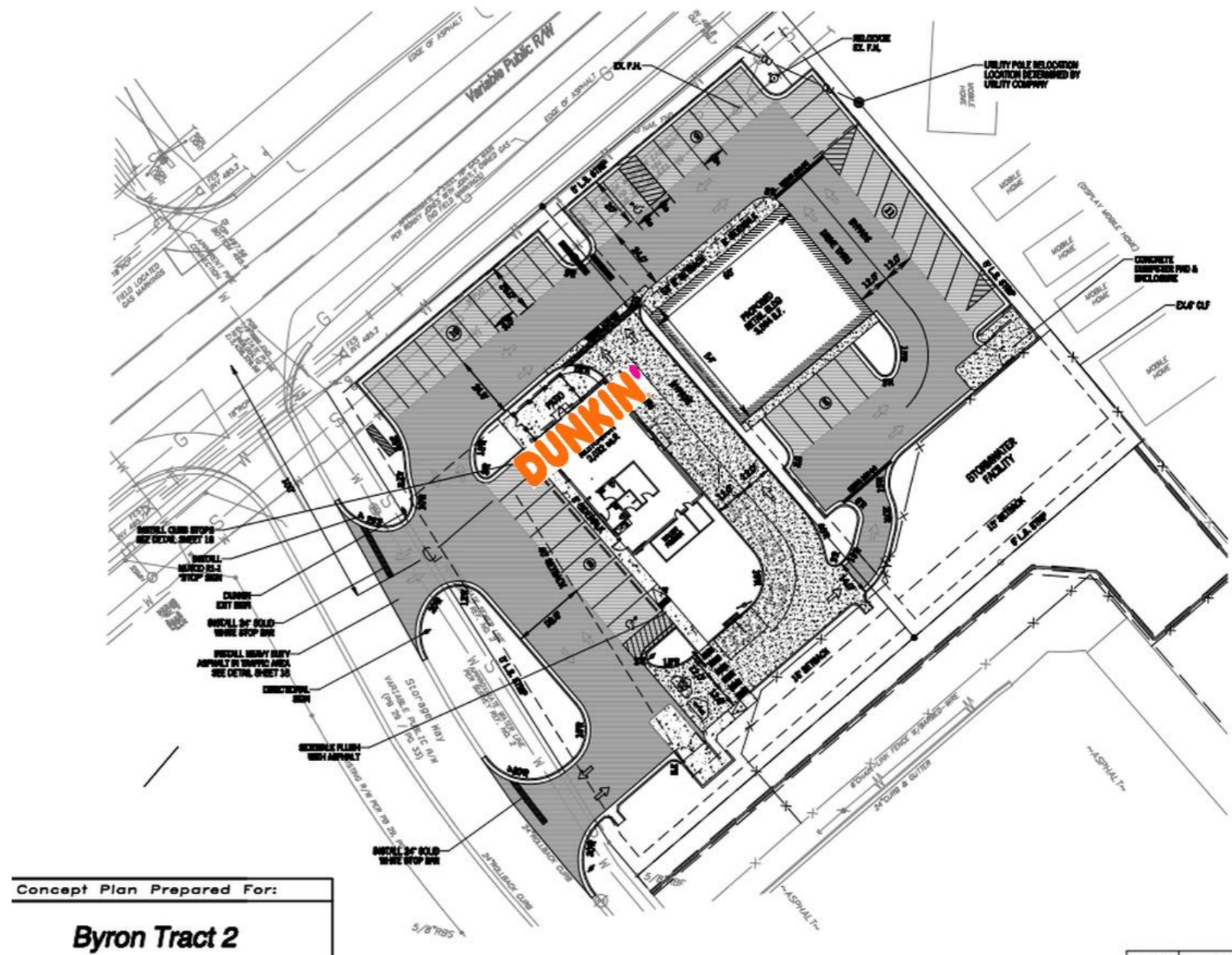
TENANTS

100 Dunkin 2,032

200-201 Retail Space Available (w/ Drive Thru Availability) 1,080-3,564

GLA: 5,596 SF

Available: 1,080- 3,564 SF



BYRON DEVELOPMENT

Site Plan



AREA DEMOGRAPHICS



2021
Population

5 MIN	11,014
10 MIN	34,102
15 MIN	105,434



2021 Daytime
Population

5 MIN	3,080
10 MIN	12,540
15 MIN	37,012



Household 2021

5 MIN	4,281
10 MIN	13,408
15 MIN	40,687



Household
Income

5 MIN	\$65,210
10 MIN	\$71,938
15 MIN	\$69,822



BYRON DEVELOPMENT

Trade Area Overview