



**COLDWELL  
BANKER  
COMMERCIAL**

KENNON, PARKER, DUNCAN &  
DAVIS

# FOR LEASE

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## PIZZA HUT

\$3,500 per month (NNN)

251 Hwy 49 North  
Byron, GA 31008

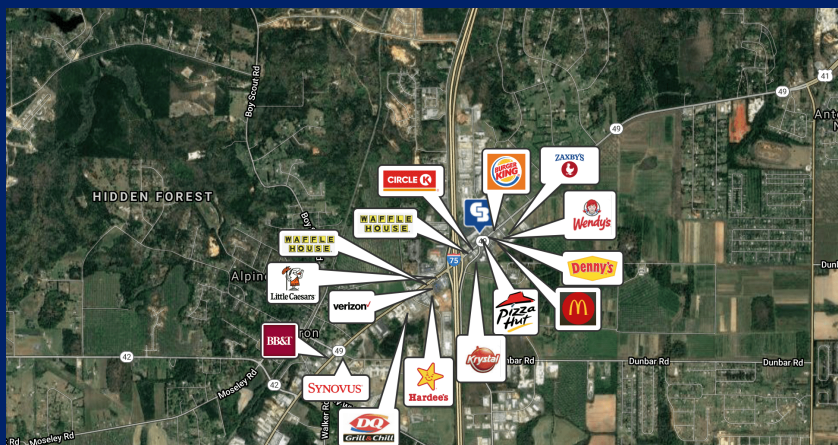
AVAILABLE SPACE  
2,821 SF

### FEATURES

- 16,000+ CPD
- Fully Equipped
- Ground lease available
- 43 Parking Spaces

### AREA

Interstate 75 at Exit 149 251 Hwy 49 North.



### OFFICE

Ernie Smallman  
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5670 Whitesville Road, Columbus, GA 31904  
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## PIZZA HUT

251 Hwy 49 North, Byron, GA 31008

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### OFFERING SUMMARY

Available SF:	2,821 SF
Lease Rate:	\$3,500 per month (NNN)
Lot Size:	0.64 Acres
Year Built:	2005
Building Size:	2,821 SF
Zoning:	C-3
Market:	Byron

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### PROPERTY OVERVIEW

Located on Hwy 49 on Byron's busiest corridor. Traffic count 16,000 plus per day. Great visibility, neighbors include, Zaxby's, McDonalds, Burger King, Wendy's. Great retro-fit or redevelopment opportunity.

### PROPERTY HIGHLIGHTS

- 16,000+ CPD
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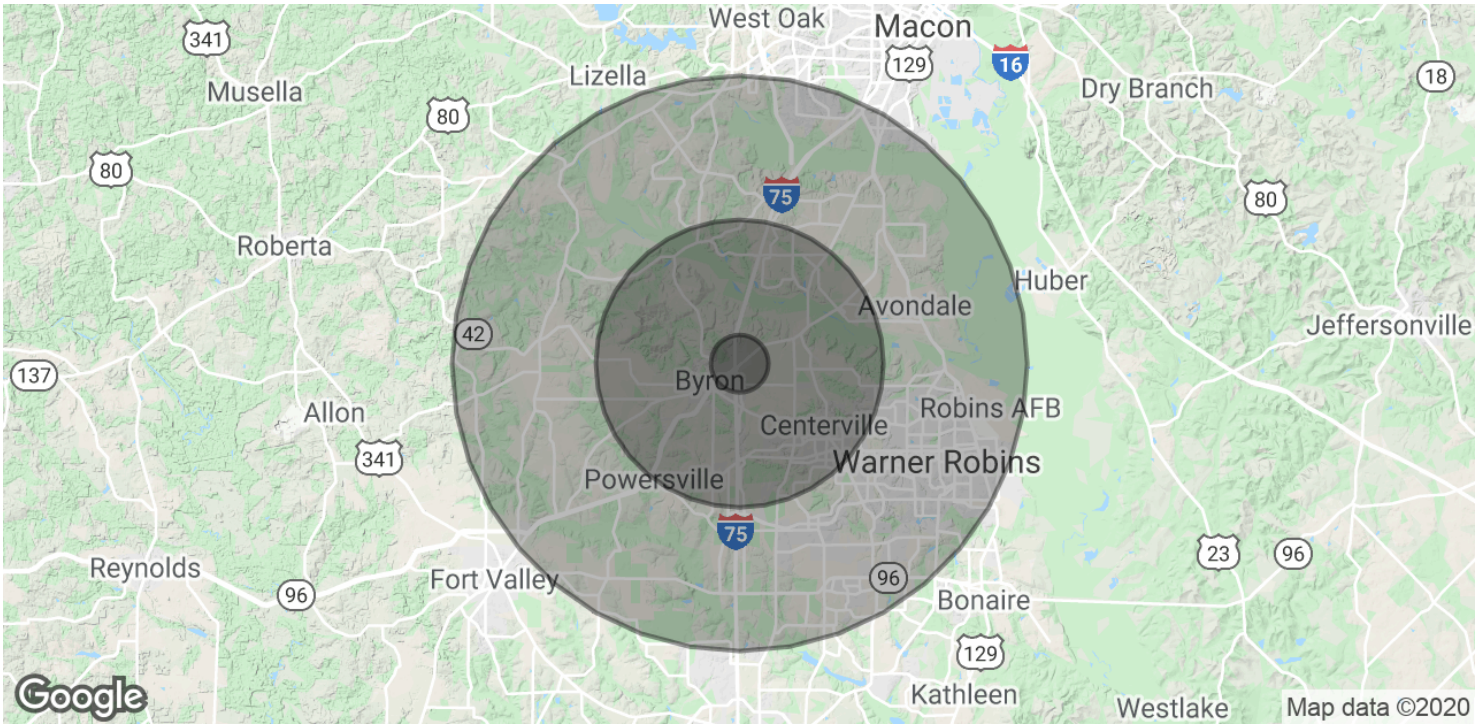




# PIZZA HUT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	882	33,668	155,897
Median age	40.1	37.9	35.7
Median age (Male)	37.5	36.2	33.5
Median age (Female)	42.5	39.1	37.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	311	12,380	57,621
# of persons per HH	2.8	2.7	2.7
Average HH income	\$66,010	\$66,530	\$60,788
Average house value	\$135,088	\$157,733	\$154,864

\* Demographic data derived from 2010 US Census

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