

Peach Shops of Byron  
311 Highway 49N  
Byron Georgia



- 112,601 SF Community Retail Center with an additional Outparcel (Call for Ground Lease Pricing)
- 4 spaces available - 2,000 sf to 5,685 sf contiguous space
- Ideal for office or retail business
- Excellent visibility – ideally located adjacent to I-75
- Traffic counts at I-75 exceed 75,000 vehicles per day
- Traffic into shopping center averages 50,000 +/- vehicles per month
- Property easily accessed from 4 major roadways (State Highways 49, 41, 247 & I-75)
- Major Tenants include VF Factory Outlet, BonWorth, Dress Barn/Dress Barn Woman, Legg's Hanes Bali, Spherion, and Gottwals Books

**Lease Rate:**  
**\$10.00 psf NNN**

**FOR MORE  
INFORMATION  
CONTACT**

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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015  
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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UNIT	TENANT	SQ FT
10	L'eggs/Hanes/Bali/Playtex	4,800
20	Exotic Pet Store	2,420
<b>30</b>	<b>AVAILABLE</b>	<b>4,000</b>
40	PawnSmart USA	2,940
50	Heart of GA Thrift Store	3,520
<b>60</b>	<b>AVAILABLE</b>	<b>5,685</b>
70	PawnSmart USA	3,840
75	Spherion Professional Services	1,977
80	Spherion Professional Services	1,593
100	Peach Sleep Mattress Outlet	10,758
130	Bon Worth	2,334
140	478 Country Buffet	3,840
160	Appliance Magic	2,214
170	Casa Mexico	4,026
190	Gottwals Books	3,700
200	Dress Barn/Dress Barn Woman	8,320
220	Uniform Outlet	3,840
230	Byron Convention & Visitors Bureau & Welcome Center	3,440
240	Central Point Chapel	6,070
<b>260</b>	<b>AVAILABLE</b>	<b>2,000</b>
270	Greek Store	2,437
280	VF Outlet	25,000
	<b>AVAILABLE</b>	<b>3,847</b>
	Total Square Footage	112,601
	<b>OUTPARCEL 1 - AVAILABLE</b> <b>Call for Ground Lease Pricing</b>	<b>Call</b>



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A Full Service Real Estate Company  
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