

FOR SALE

RESTAURANT BUILDING

107 Chapman Road  
Byron, Peach County, Georgia 31008



EBERHARDT & BARRY INC

**MAJOR PRICE REDUCTION • BRING ALL OFFERS**



- Located off Interstate 75 at Exit 149
- Excellent visibility and signage from Interstate 75
- 5,150± Square Foot Restaurant Building including furnishings and equipment
  - Two dining rooms
  - One banquet room
  - Seats 150
- .86± Acres
- Daily traffic count: 75,800 vehicles per day on Interstate 75; 18,000 vehicles per day on Highway 49 to Fort Valley
- Parking available in front and rear of building.
- All utilities available to site.
- Zoned C2

**REDUCED SALES PRICE: \$595,000 \$450,000**

**FOR MORE DETAILS CONTACT:**

Revised 8/18/16

**MIKI FOLSOM, CCIM - EXCLUSIVE AGENT**  
mfolsom@cbcworldwide.com  
Coldwell Banker Commercial Eberhardt & Barry Inc.

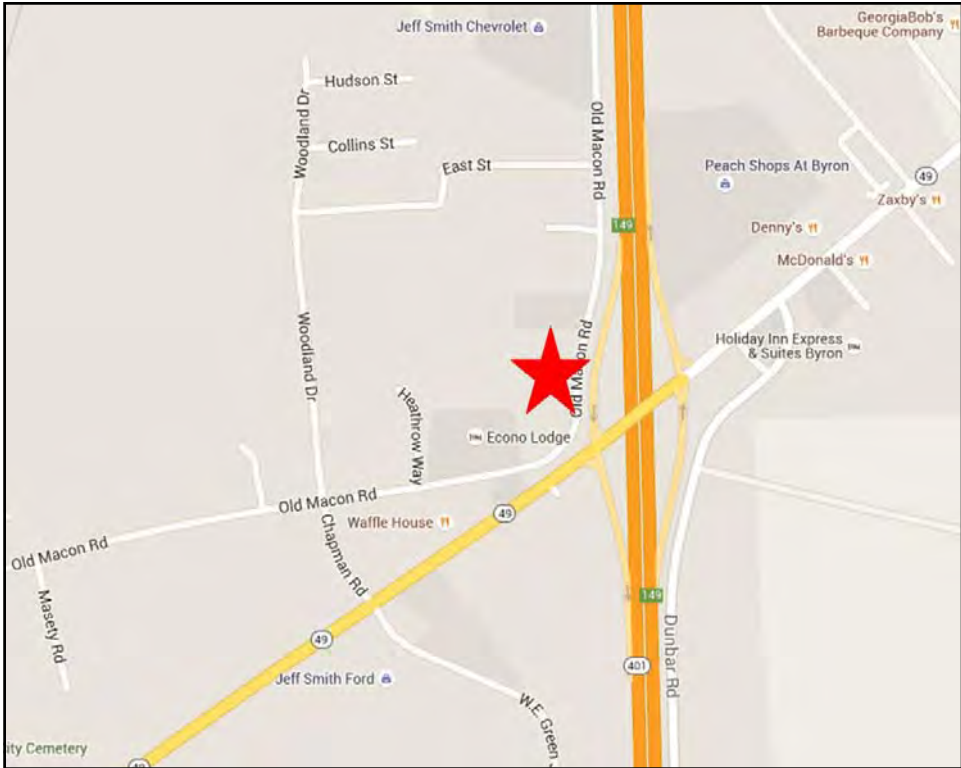
Main 478-746-8171 Toll Free 800-926-0990  
Fax 478-746-1362 Cell 478-361-3036  
[www.coldwellbankercommercial.com](http://www.coldwellbankercommercial.com)

990 Riverside Drive  
Macon, GA 31201



107 Chapman Road - Byron, GA 31008

MAPS





# Demographic and Income Profile

Peach County, GA 2  
 Peach County, GA (13225)  
 Geography: County

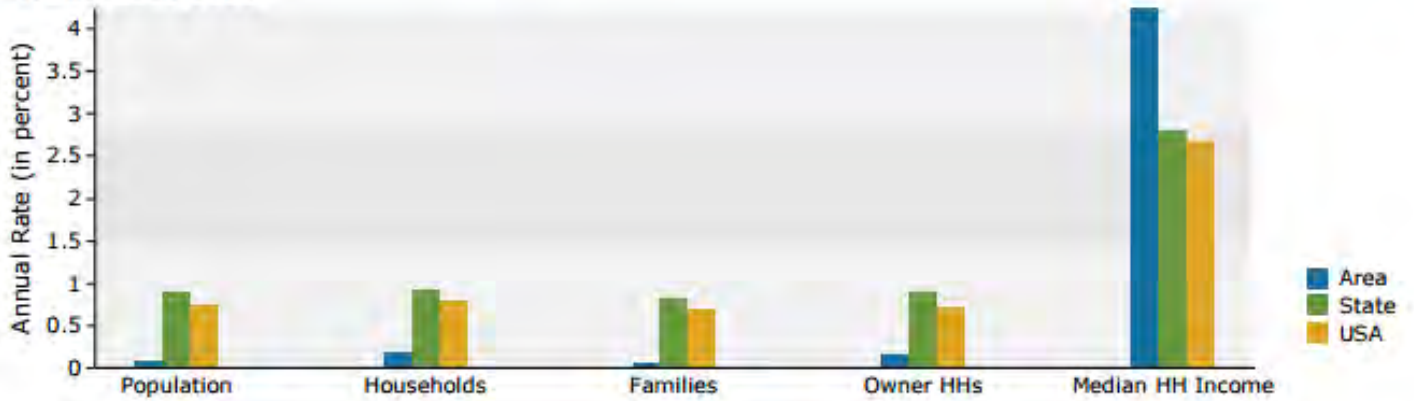
Prepared by Esri

Summary	Census 2010	2015	2020			
Population	27,695	27,122	27,243			
Households	9,958	10,134	10,225			
Families	6,934	6,979	6,993			
Average Household Size	2.58	2.54	2.53			
Owner Occupied Housing Units	6,596	6,373	6,419			
Renter Occupied Housing Units	3,362	3,761	3,806			
Median Age	33.4	35.0	36.4			
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	0.09%	0.90%	0.75%			
Households	0.18%	0.93%	0.77%			
Families	0.04%	0.80%	0.69%			
Owner HHs	0.14%	0.90%	0.70%			
Median Household Income	4.25%	2.80%	2.66%			
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	2,338	23.1%	2,253	22.0%		
\$15,000 - \$24,999	1,128	11.1%	873	8.5%		
\$25,000 - \$34,999	1,390	13.7%	1,193	11.7%		
\$35,000 - \$49,999	1,086	10.7%	1,021	10.0%		
\$50,000 - \$74,999	1,613	15.9%	1,613	15.8%		
\$75,000 - \$99,999	1,113	11.0%	1,491	14.6%		
\$100,000 - \$149,999	1,223	12.1%	1,441	14.1%		
\$150,000 - \$199,999	175	1.7%	256	2.5%		
\$200,000+	68	0.7%	84	0.8%		
Median Household Income	\$37,282		\$45,901			
Average Household Income	\$51,449		\$59,097			
Per Capita Income	\$19,662		\$22,626			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,831	6.6%	1,751	6.5%	1,680	6.2%
5 - 9	1,695	6.1%	1,794	6.6%	1,730	6.4%
10 - 14	1,731	6.3%	1,625	6.0%	1,818	6.7%
15 - 19	3,017	10.9%	2,298	8.5%	2,320	8.5%
20 - 24	2,880	10.4%	2,181	8.0%	1,854	6.8%
25 - 34	3,170	11.4%	3,921	14.5%	3,743	13.7%
35 - 44	3,161	11.4%	2,954	10.9%	3,219	11.8%
45 - 54	3,874	14.0%	3,466	12.8%	3,053	11.2%
55 - 64	3,172	11.5%	3,440	12.7%	3,576	13.1%
65 - 74	1,910	6.9%	2,330	8.6%	2,659	9.8%
75 - 84	967	3.5%	1,047	3.9%	1,239	4.5%
85+	287	1.0%	315	1.2%	352	1.3%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,383	48.3%	13,143	48.5%	13,115	48.1%
Black Alone	12,715	45.9%	12,083	44.6%	11,827	43.4%
American Indian Alone	67	0.2%	103	0.4%	141	0.5%
Asian Alone	223	0.8%	266	1.0%	314	1.2%
Pacific Islander Alone	8	0.0%	8	0.0%	8	0.0%
Some Other Race Alone	874	3.2%	985	3.6%	1,156	4.2%
Two or More Races	425	1.5%	534	2.0%	682	2.5%
Hispanic Origin (Any Race)	1,890	6.8%	2,123	7.8%	2,473	9.1%

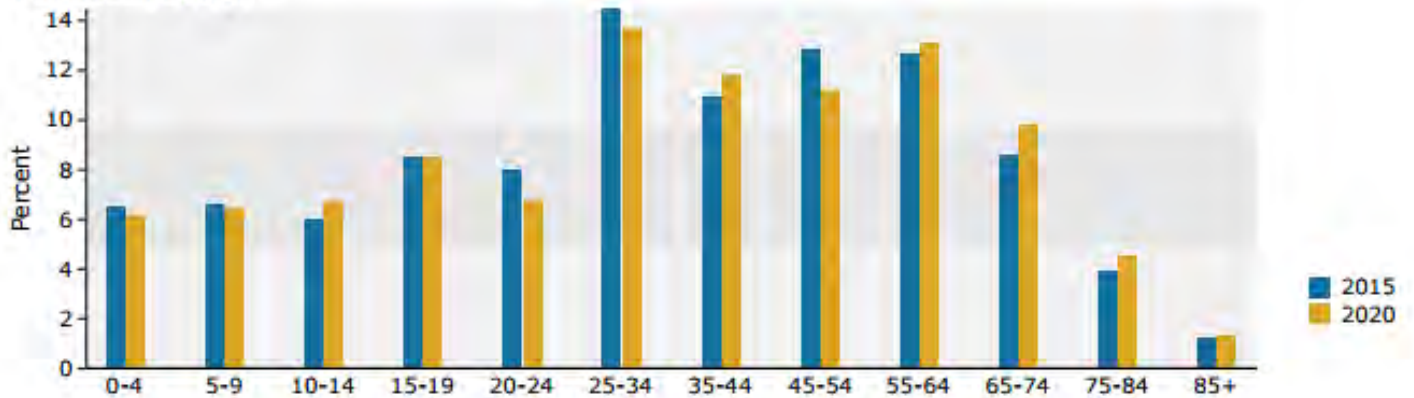
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

## Trends 2015-2020



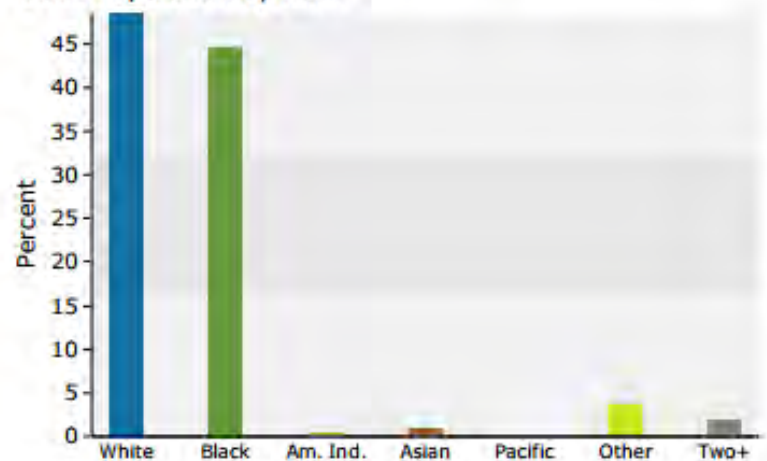
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 7.8%