

FOR SALE

RESTAURANT BUILDING

PRICE REDUCED



EBERHARDT & BARRY

107 Chapman Road  
Byron, Peach County, Georgia 31008



- Excellent visibility and signage from Interstate 75
- Located off Interstate 75 at Exit 149
- 5,150± Square Foot Restaurant Building
  - Two dining rooms
  - One banquet room
  - Seats 150
- .86± Acres
- Daily traffic count: 77,500 vehicles per day on Interstate 75;  
16,800 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: ~~\$309,900~~ \$269,900**

FOR MORE DETAILS CONTACT:

Revised 2/11/19

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

Main 478-746-8171  
Fax 478-746-1362  
[www.cbcmacon.com](http://www.cbcmacon.com)

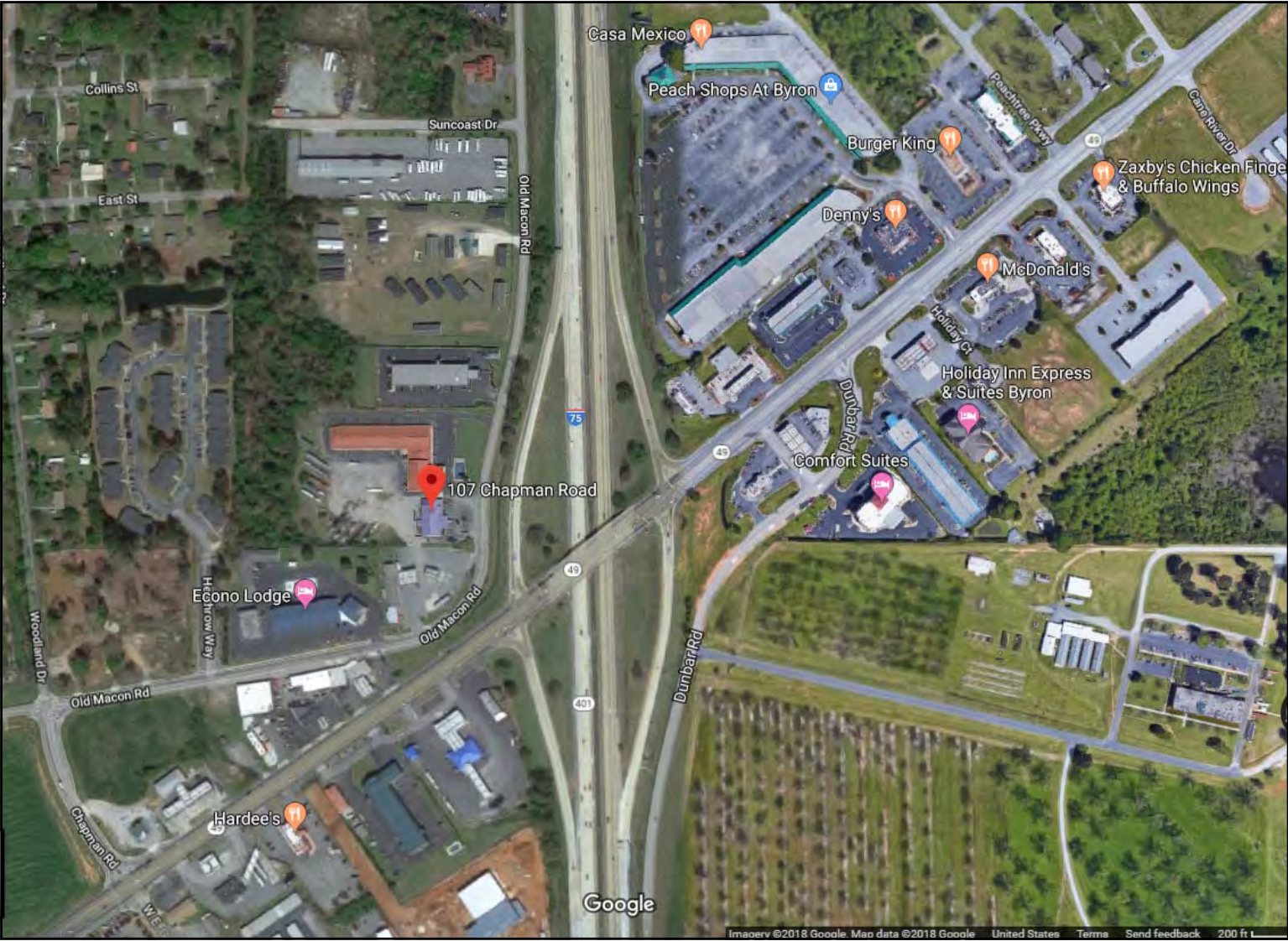
Toll Free 800-926-0990  
Cell 478-361-3036

990 Riverside Drive  
Macon, GA 31201



107 Chapman Road - Byron, GA 31008

AERIAL

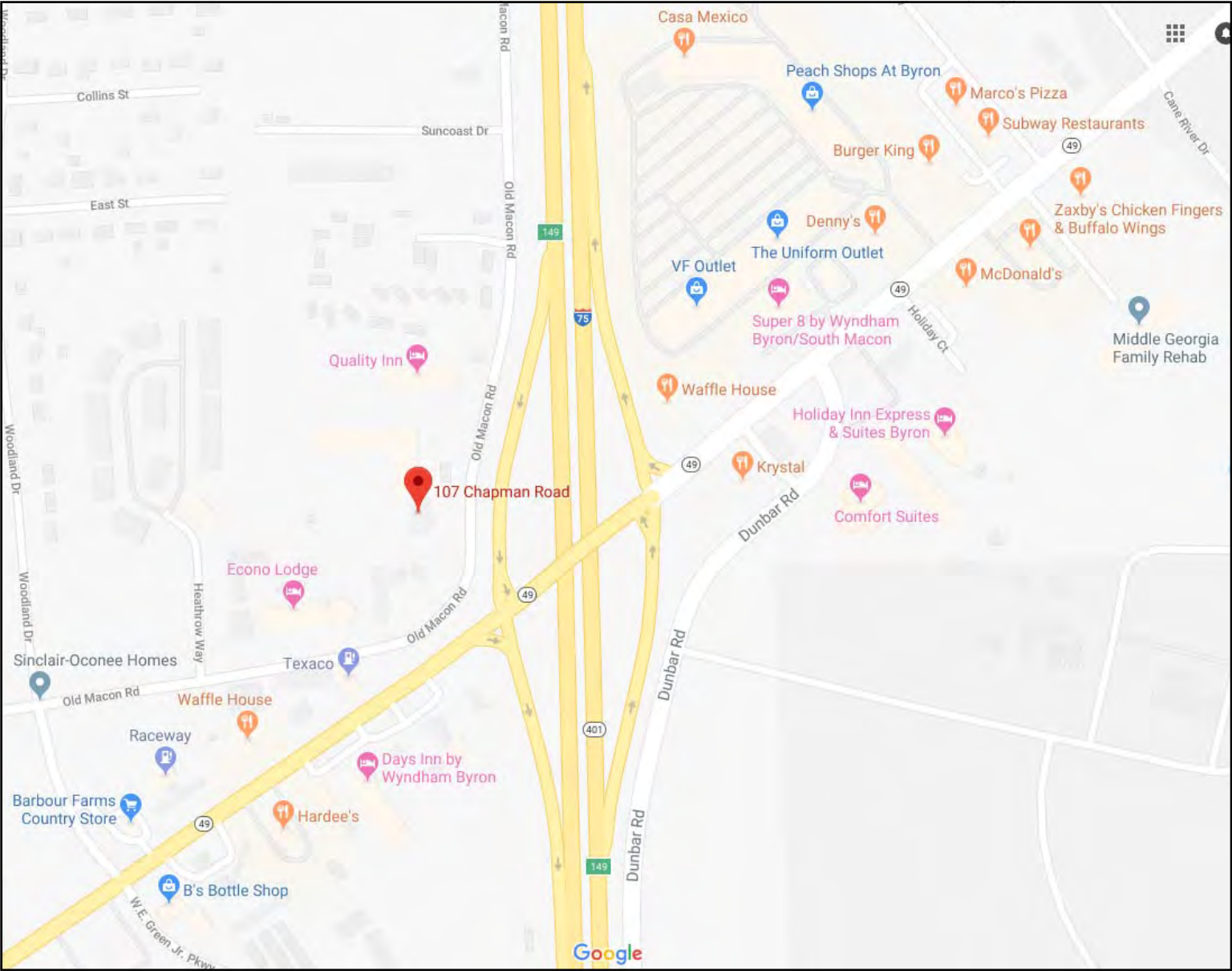






107 Chapman Road - Byron, GA 31008

LOCATION MAP





## Demographic and Income Profile

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

Prepared by Esri

Summary	Census 2010	2018	2023			
Population	27,695	27,246	27,738			
Households	9,958	10,209	10,419			
Families	6,934	7,020	7,126			
Average Household Size	2.58	2.57	2.56			
Owner Occupied Housing Units	6,596	6,426	6,743			
Renter Occupied Housing Units	3,362	3,783	3,676			
Median Age	33.4	36.4	38.1			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	0.36%	1.10%	0.83%			
Households	0.41%	1.08%	0.79%			
Families	0.30%	0.99%	0.71%			
Owner HHs	0.97%	1.52%	1.16%			
Median Household Income	1.27%	1.68%	2.50%			
		2018	2023			
Households by Income		Number	Percent	Number	Percent	
<\$15,000		1,580	15.5%	1,390	13.3%	
\$15,000 - \$24,999		1,158	11.3%	1,097	10.5%	
\$25,000 - \$34,999		1,093	10.7%	1,082	10.4%	
\$35,000 - \$49,999		1,192	11.7%	1,174	11.3%	
\$50,000 - \$74,999		2,047	20.1%	2,083	20.0%	
\$75,000 - \$99,999		1,276	12.5%	1,399	13.4%	
\$100,000 - \$149,999		1,230	12.0%	1,387	13.3%	
\$150,000 - \$199,999		432	4.2%	522	5.0%	
\$200,000+		201	2.0%	285	2.7%	
Median Household Income		\$50,644		\$53,951		
Average Household Income		\$63,169		\$71,215		
Per Capita Income		\$24,009		\$27,084		
		Census 2010	2018	2023		
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,831	6.6%	1,715	6.3%	1,686	6.1%
5 - 9	1,695	6.1%	1,774	6.5%	1,743	6.3%
10 - 14	1,731	6.3%	1,713	6.3%	1,826	6.6%
15 - 19	3,017	10.9%	2,082	7.6%	2,248	8.1%
20 - 24	2,880	10.4%	1,888	6.9%	1,718	6.2%
25 - 34	3,170	11.4%	3,996	14.7%	3,424	12.3%
35 - 44	3,161	11.4%	3,129	11.5%	3,718	13.4%
45 - 54	3,874	14.0%	3,258	12.0%	3,065	11.0%
55 - 64	3,172	11.5%	3,586	13.2%	3,511	12.7%
65 - 74	1,910	6.9%	2,603	9.6%	2,938	10.6%
75 - 84	967	3.5%	1,153	4.2%	1,464	5.3%
85+	287	1.0%	349	1.3%	397	1.4%
		Census 2010	2018	2023		
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	13,383	48.3%	13,325	48.9%	13,531	48.8%
Black Alone	12,715	45.9%	11,988	44.0%	11,888	42.9%
American Indian Alone	67	0.2%	70	0.3%	71	0.3%
Asian Alone	223	0.8%	334	1.2%	441	1.6%
Pacific Islander Alone	8	0.0%	8	0.0%	8	0.0%
Some Other Race Alone	874	3.2%	961	3.5%	1,093	3.9%
Two or More Races	425	1.5%	560	2.1%	706	2.5%
Hispanic Origin (Any Race)	1,890	6.8%	2,033	7.5%	2,273	8.2%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



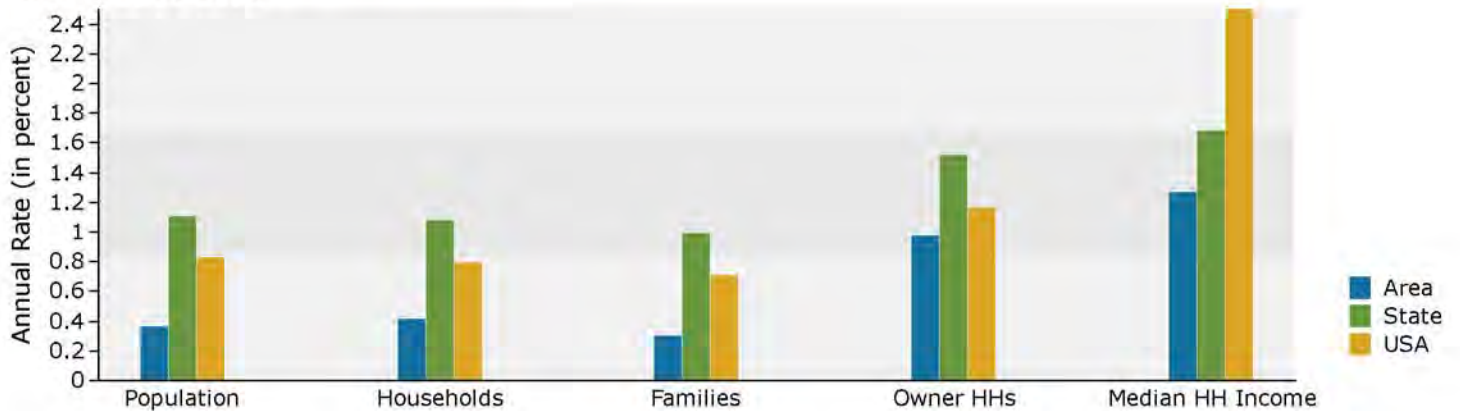


## Demographic and Income Profile

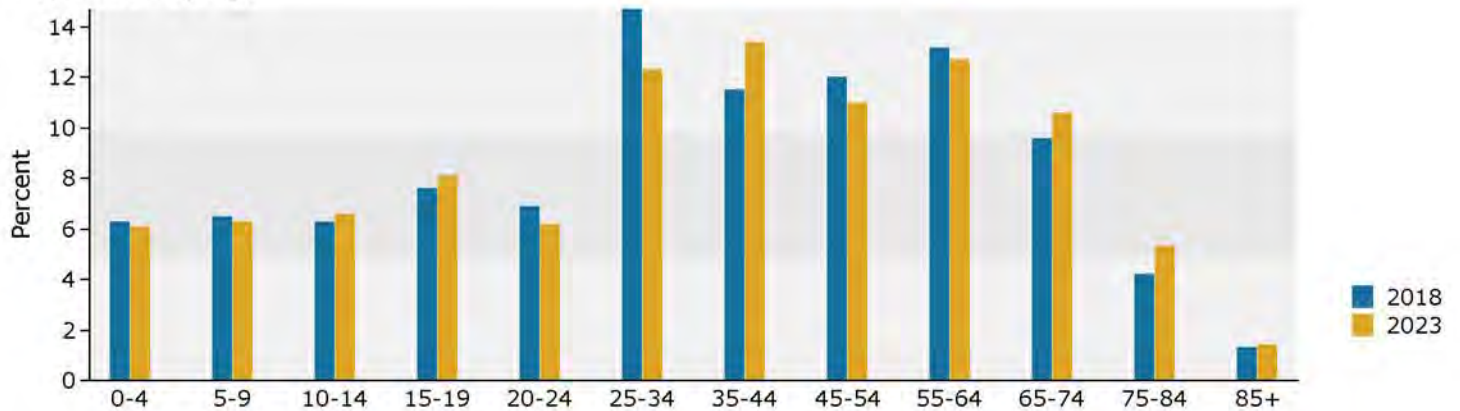
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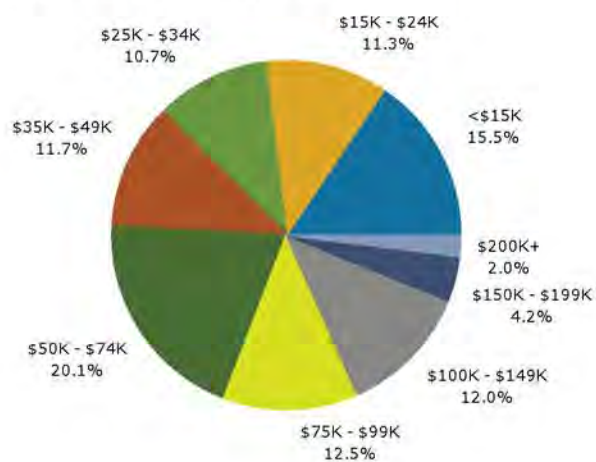
### Trends 2018-2023



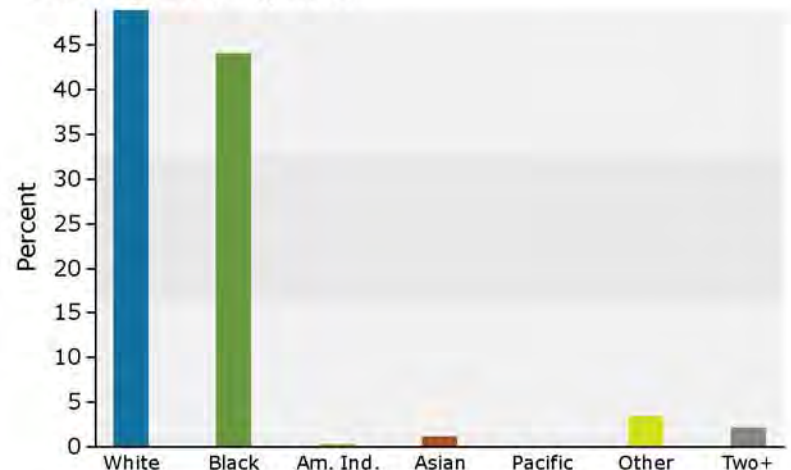
### Population by Age



### 2018 Household Income



### 2018 Population by Race



2018 Percent Hispanic Origin: 7.5%