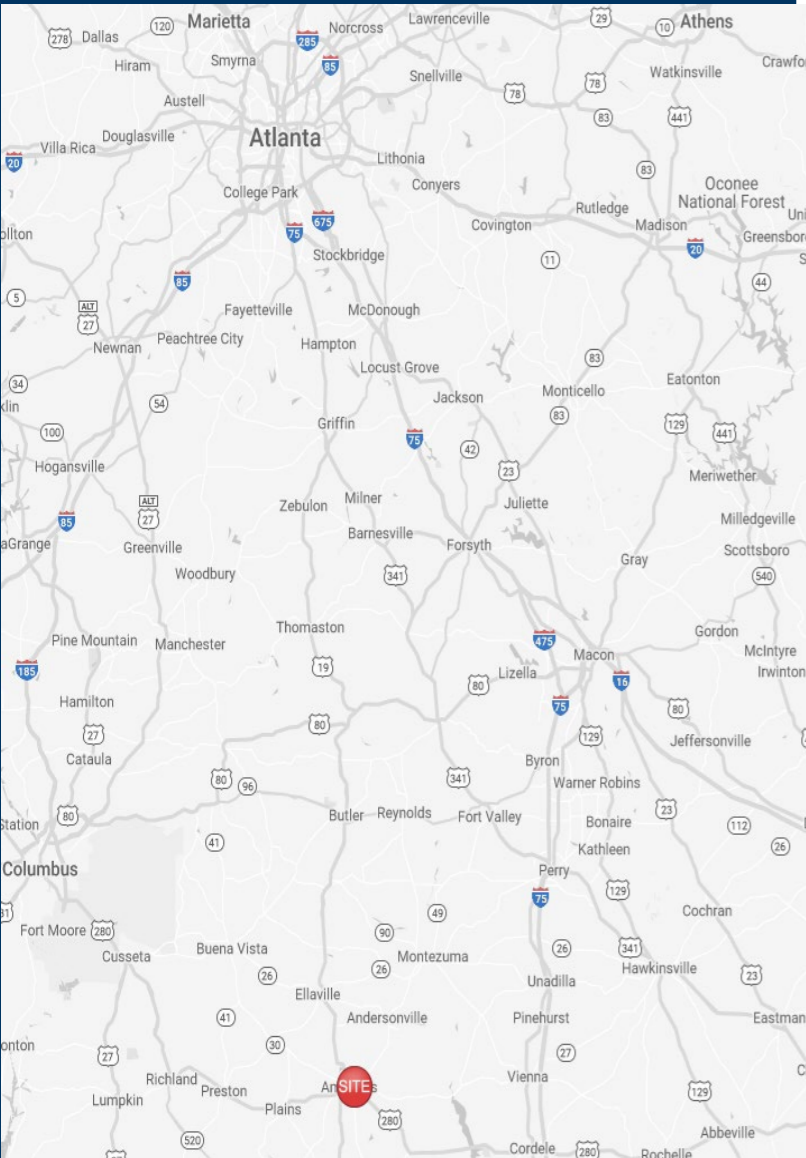


Americus Development

1052 East Forsyth St.
Americus, GA 31709



**New Development
Up to 5,392 sf
Drive-thru Available**

Leasing Contacts

Marrissa Chanin
678-501-5341
Marrissa@riverwoodproperties.com

Allie Hodge
678-501-5342
ahodge@riverwoodproperties.com

riverwoodproperties.com

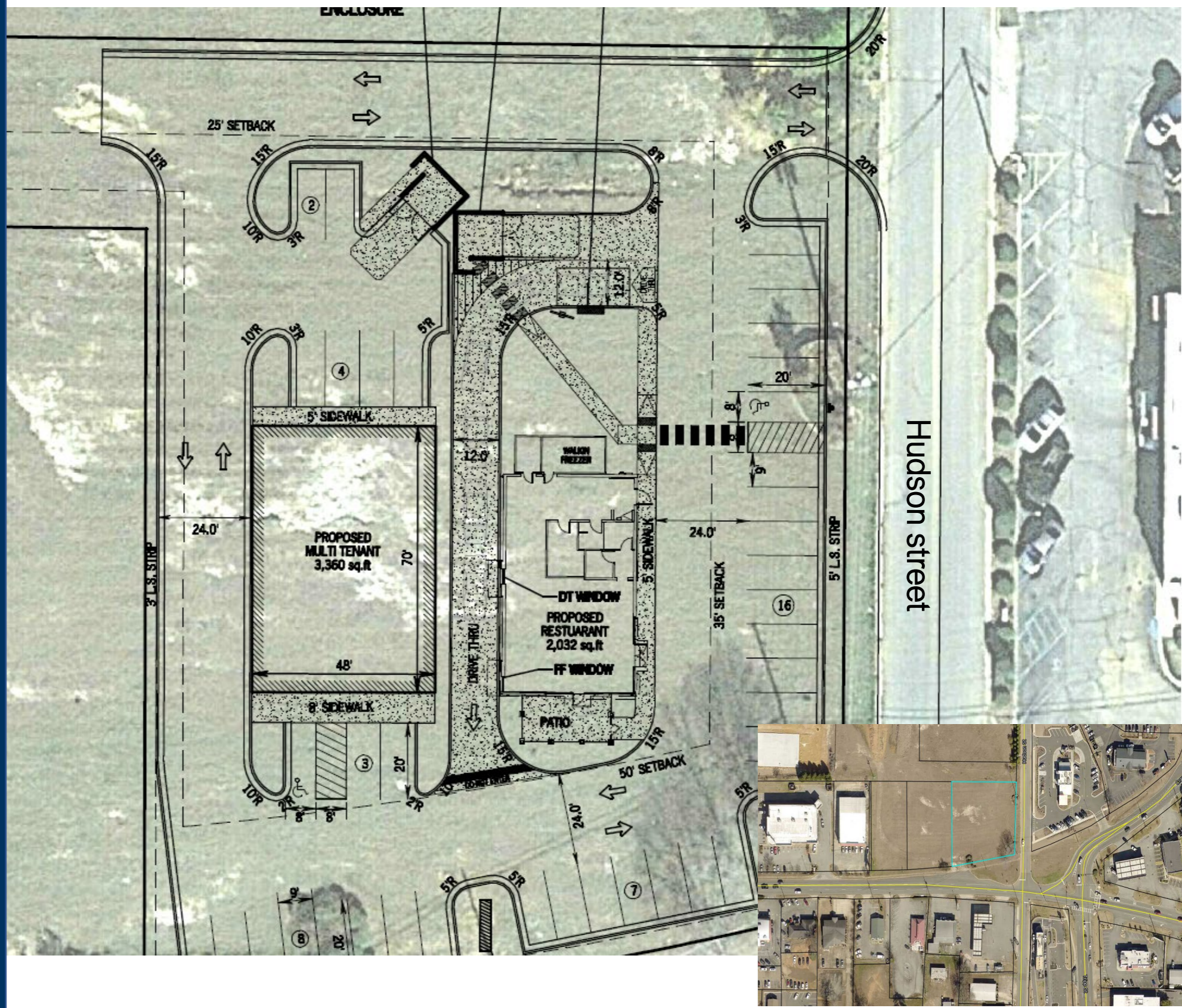
Property Highlights

- This new development located on corner of East Forsyth Street and Hudson Street will offer retail and restaurant spaces.
- Up to 5,392 SF Available
- Drive-Thru Available
- Estimated Delivery Q1 2024
- Seeing over 8,442 VPD on intersection of E. Forsyth Street, Hudson Street, Crawford Street, and Tripp Street.
- Zoned C1

Site Access: Property is accessible via Hudson Street.

Americus Development

Parcel 1	Retail/Restaurant Space Available	2,032 SF
Parcel 2	Retail/Restaurant Space Available	3,360 SF
	GLA	5,392 SF
	Availability	2,032-3,360 SF



Site Plan

AREA DEMOGRAPHICS



2022
Population

1 MILE	6,009
3 MILE	18,372
5 MILE	21,916



2022 Daytime
Population

1 MILE	3,226
3 MILE	8,699
5 MILE	10,110



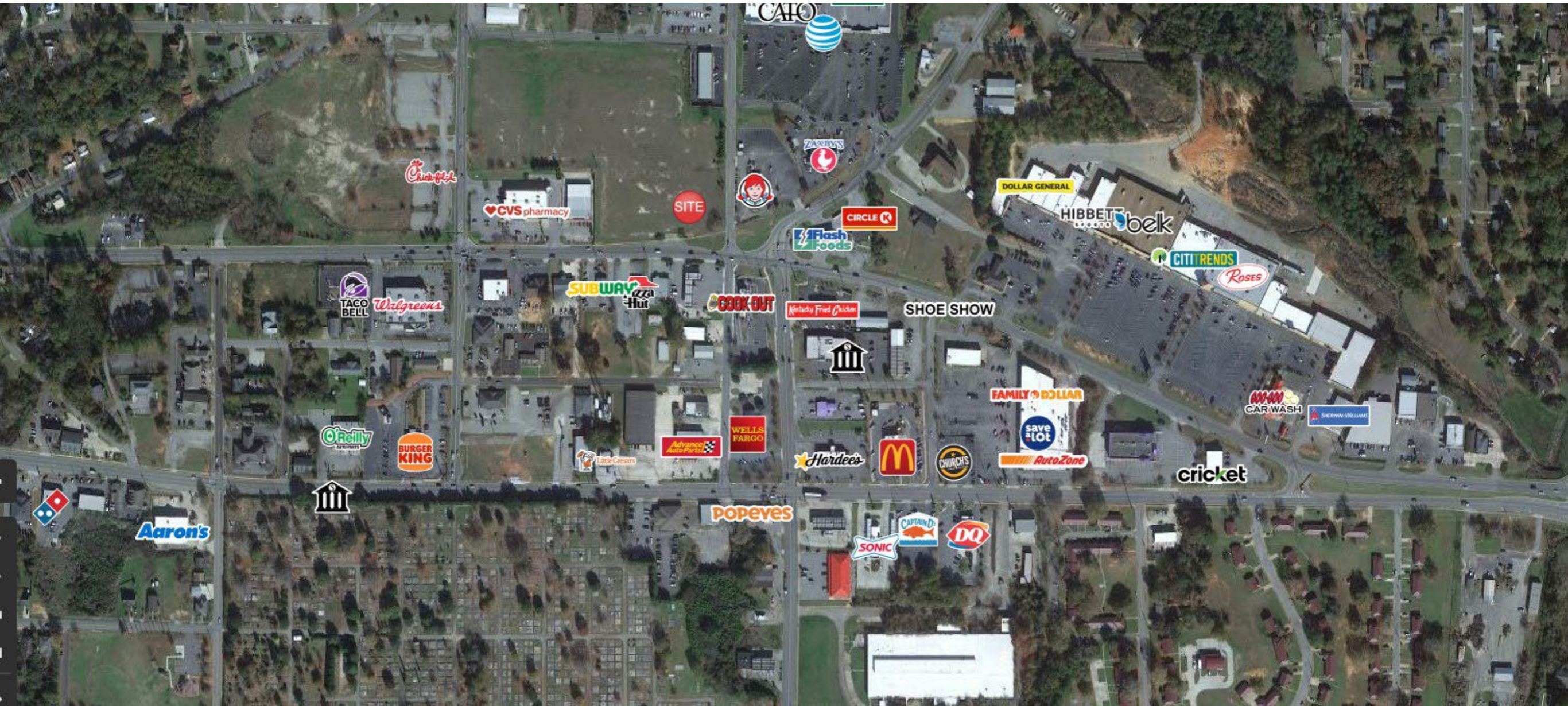
Household 2022

1 MILE	2,369
3 MILE	7,161
5 MILE	8,501



Household
Income

1 MILE	\$61,295
3 MILE	\$63,983
5 MILE	\$64,321



AMERICUS DEVELOPMENT

Trade Area Overview