

ALBANY CROSSING

832 N. WESTOVER BLVD, ALBANY, GA 31707



▶ PROPERTY DETAILS

Total Square Footage: 45,554 SF

▶ PROPERTY DESCRIPTION

Albany Crossing is a 45,620 SF single-tenant retail building located in Albany, GA that was formerly occupied by Gander Mountain. The Building is strategically positioned within the primary retail corridor of Albany, along N. Westover Blvd and next to Liberty Expressway.

The Building is next to Ulta Beauty and adjacent to Albany shopping mall which features a strong mix of national tenants including Dillard's, Belk, JC Penney, and Old Navy. It is also located in proximity to Walmart Supercenter, Publix, Hobby Lobby, PetSmart, and TJ Maxx.

▶ DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population	41,685	76,372	110,149
Average Household Income	\$60,314	\$63,815	\$64,814
Race:			
White	34.8%	33.6%	36.6%
Black	61.1%	62.6%	59.2%
Other	4.1%	4.2%	4.2%

▶ TENANTS



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