



FOR LEASE

THOMSON OFFICE BUILDING

540 Jackson Street, Thomson, GA 30824

**SHERMAN &
HEMSTREET**
Real Estate Company

HENRY HAWKINS

Commercial Agent

hhawkins@shermanandhemstreet.com

706.550.2081

Property Summary



OFFERING SUMMARY

Lease Rate:	\$7.23 SF/yr (NN)
Building Size:	2,818 SF
Available SF:	2,818 SF
Lot Size:	0.17 Acres
Year Built:	1948
Renovated:	1984
Zoning:	B1 (Highway Business)
Traffic Count:	5,240

PROPERTY OVERVIEW

This former dentist office features medium-sized offices with plenty of room for storage and expansion. The space would be ideal for a professional-based user such as an architect, engineer, or physician, but the building has potential to be utilized for any office or small retail operation.

LOCATION OVERVIEW

Just on the outskirts of downtown Thomson, this office space is located near the heavily trafficked intersection of Hill and Jackson Streets. It is approximately 10 minutes from I-20, 30 minutes from Fort Gordon Gates 1, 2, and 7, and can easily reach downtown Augusta within 45 minutes. Hill Street (US Hwy 78) is a direct route to Warrenton, Harlem, and Augusta, while Jackson Street (GA Hwy 17) leads to the towns of Wrens and Louisville.



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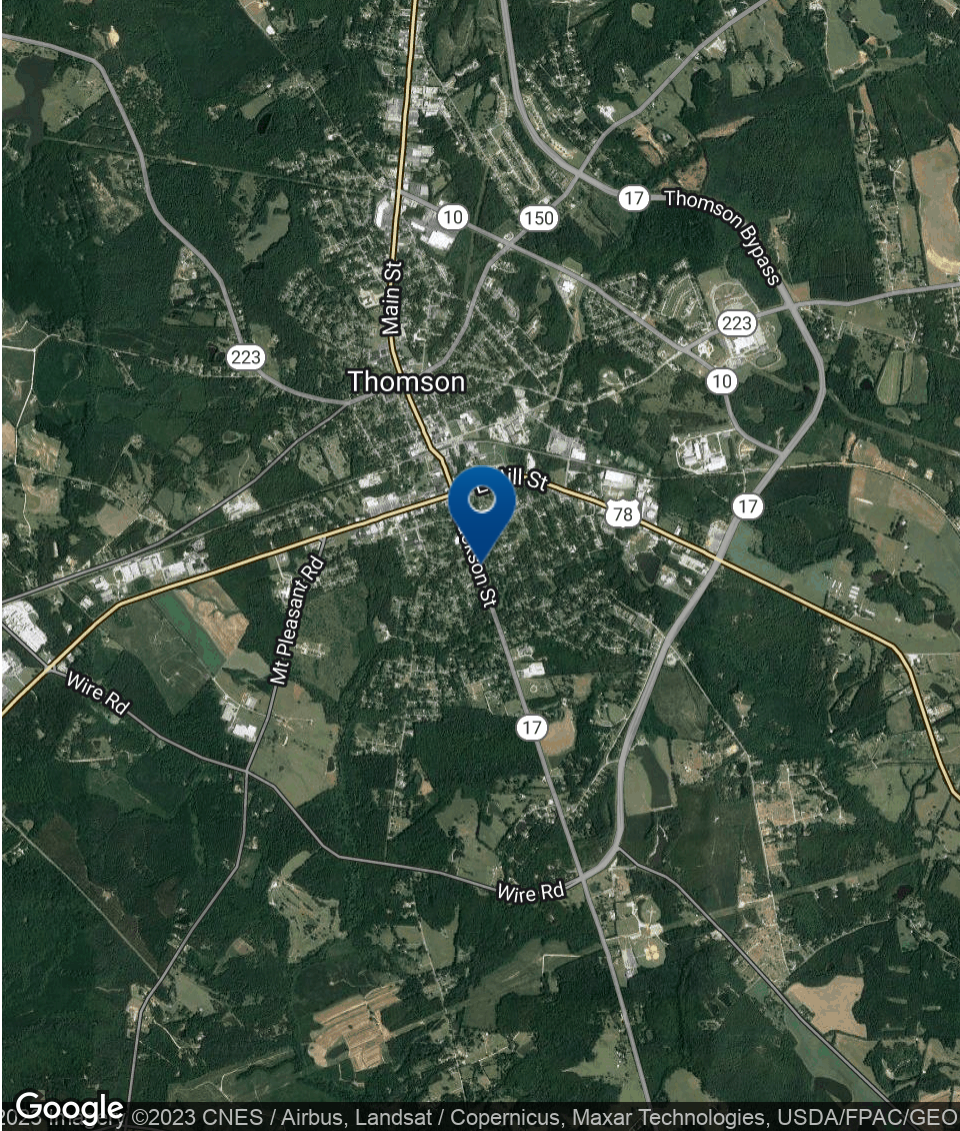
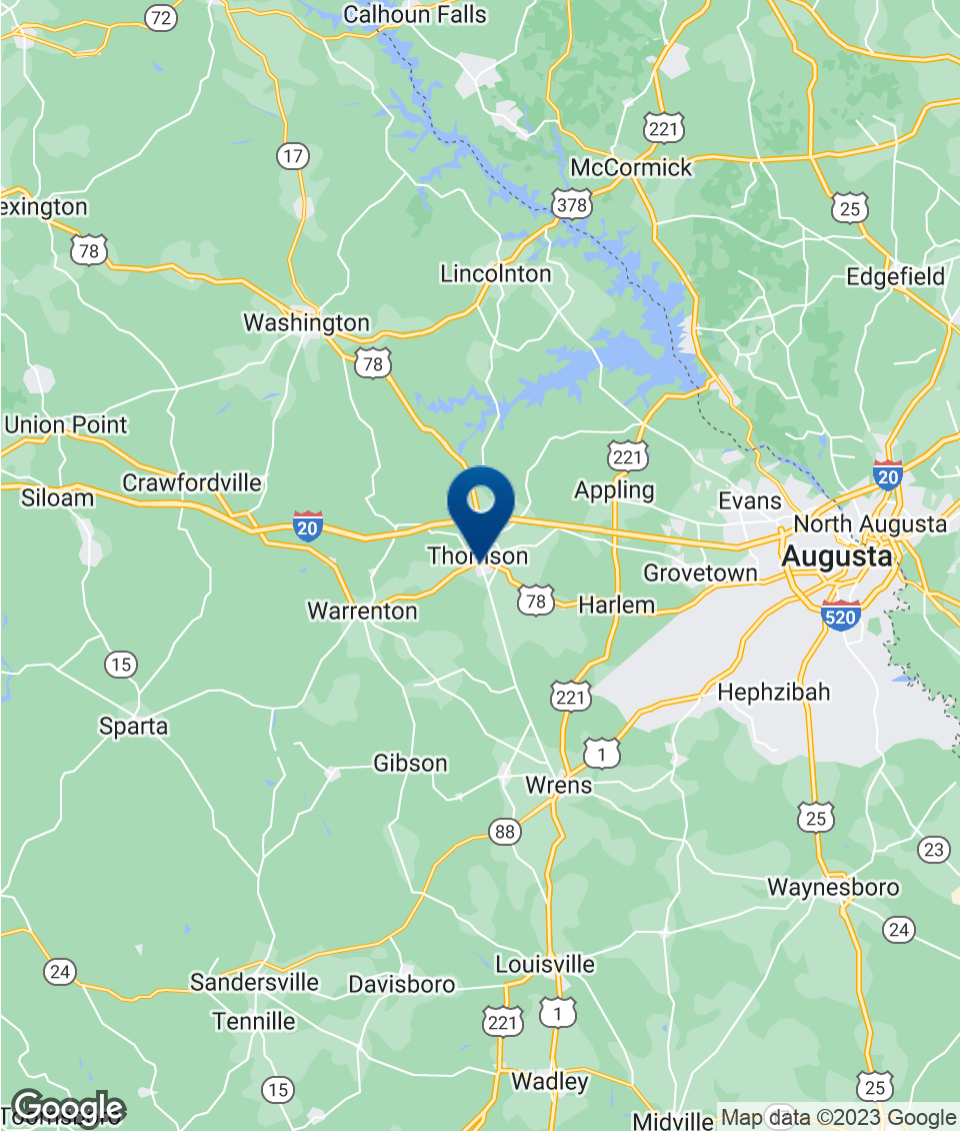
Additional Photos



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Location Map



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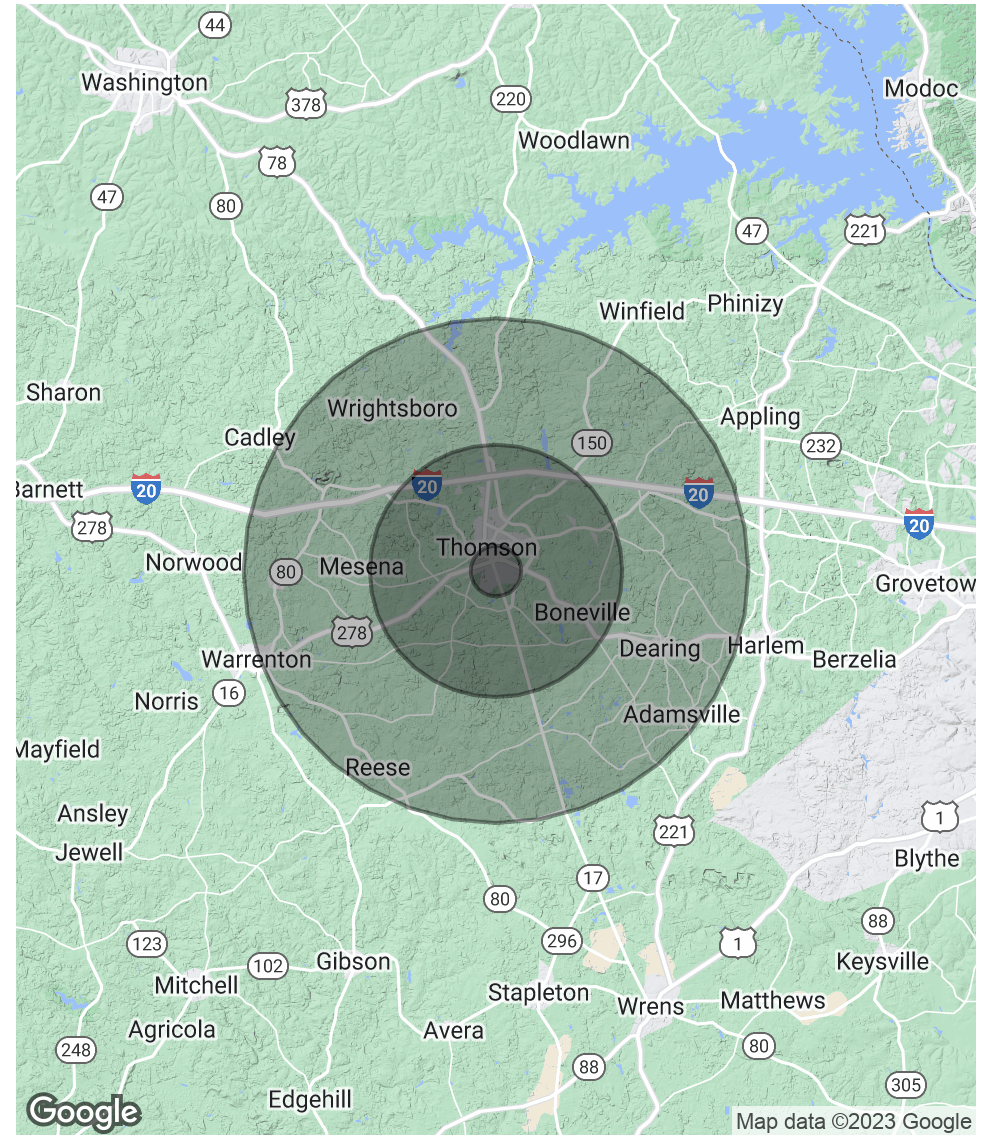
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,056	13,321	24,150
Average Age	36.3	37.3	38.6
Average Age (Male)	29.9	36.1	37.8
Average Age (Female)	35.5	39.2	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	948	5,896	10,519
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$41,316	\$49,806	\$51,768
Average House Value	\$73,033	\$120,696	\$127,482

* Demographic data derived from 2020 ACS - US Census



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Contact



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PROFESSIONAL BACKGROUND

When Henry joined Sherman and Hemstreet in 2021, he began his commercial real estate career with a goal to see Augusta and the CSRA become an epicenter of economic excellence. Aside from four years at Georgia College and State University, Henry has spent the entirety of his life in Augusta and uses his youth involvements in the community as a derivative for success. These involvements included being an active member of BSA Troop 45, RCBOE's Student Advisory Council, and Trinity on the Hill UMC. Driven by these experiences and his parents' example of work ethic, he strives to be an agent of integrity, personability, and intelligence for clients to provide them with peace of mind regarding commercial sales, leasing, and investments. In his downtime, Henry enjoys being with friends and family, particularly in the lowcountry or on the golf course.

EDUCATION

Davidson Fine Arts
Georgia College and State University

MEMBERSHIPS

Eagle Scout
Greater Augusta Association of Realtors

Sherman & Hemstreet Real Estate Company

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