



COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR LEASE



Professional Office Building

916 South Broad St.

Thomasville, GA 31792

TREY DESANTIS

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

PROFESSIONAL OFFICE BUILDING

916 SOUTH BROAD STREET, THOMASVILLE, GA 31792

**OFFERING SUMMARY**

Available SF:	3,109 SF
Lease Rate:	\$3,885.00 per month
Lot Size:	0.08 Acres
Building Size:	3,109 SF
Zoning:	Commercial
APN:	008 021006 G

PROPERTY OVERVIEW

Professional office space available minutes from downtown Thomasville and walking distance to Archbold Memorial Hospital. This 3,109 sf building consists of 12 office/exam rooms, waiting area, administrative offices, employee break room, ample parking, and is handicap accessible. Previously used as a medical office but could easily be converted to traditional office space.

LOCATION OVERVIEW

The property is on Broad St., a main artery through Historic Downtown Thomasville.

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ADDITIONAL PHOTOS
PROFESSIONAL OFFICE BUILDING
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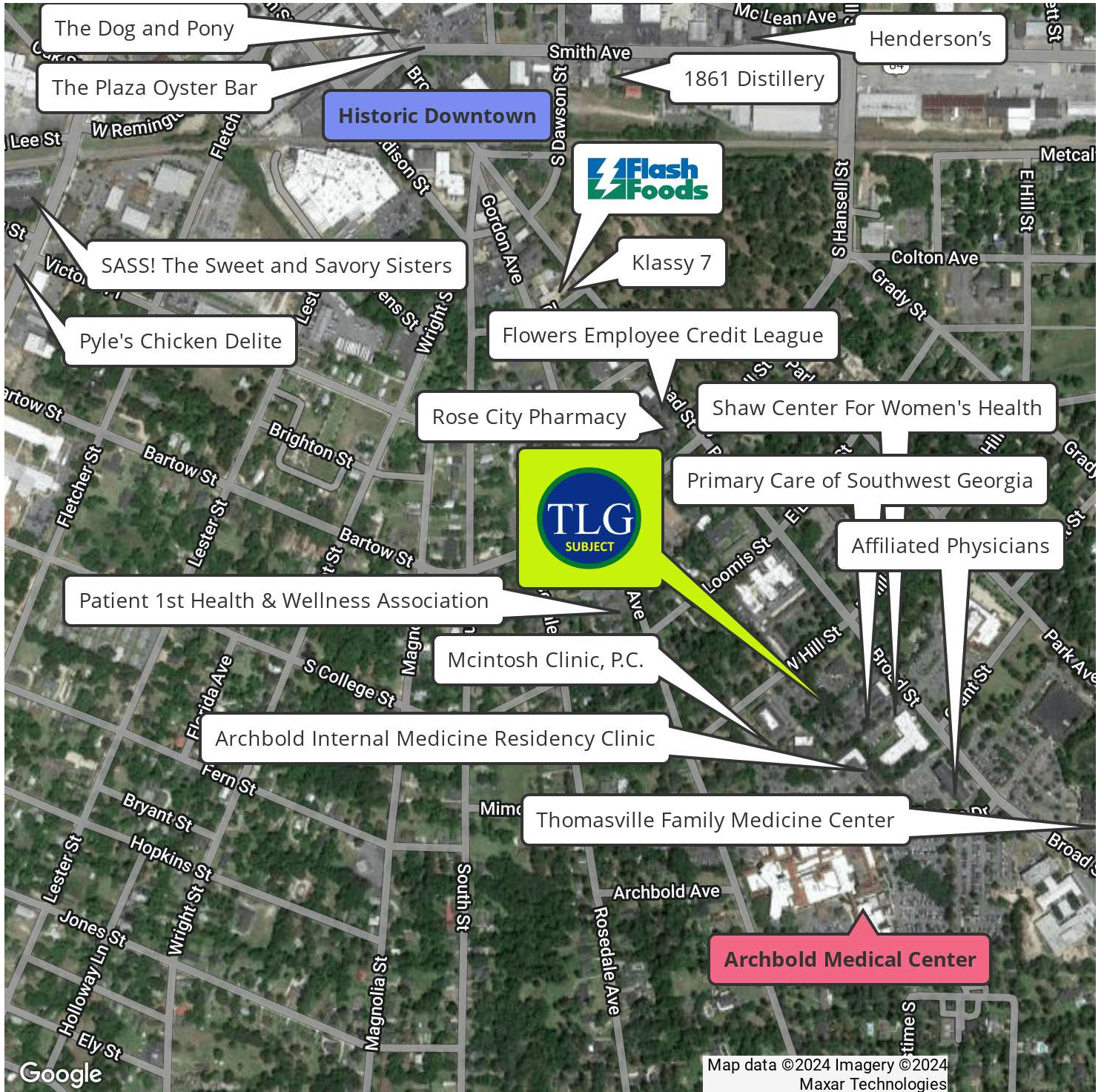




916 S BROAD RETAILER MAP

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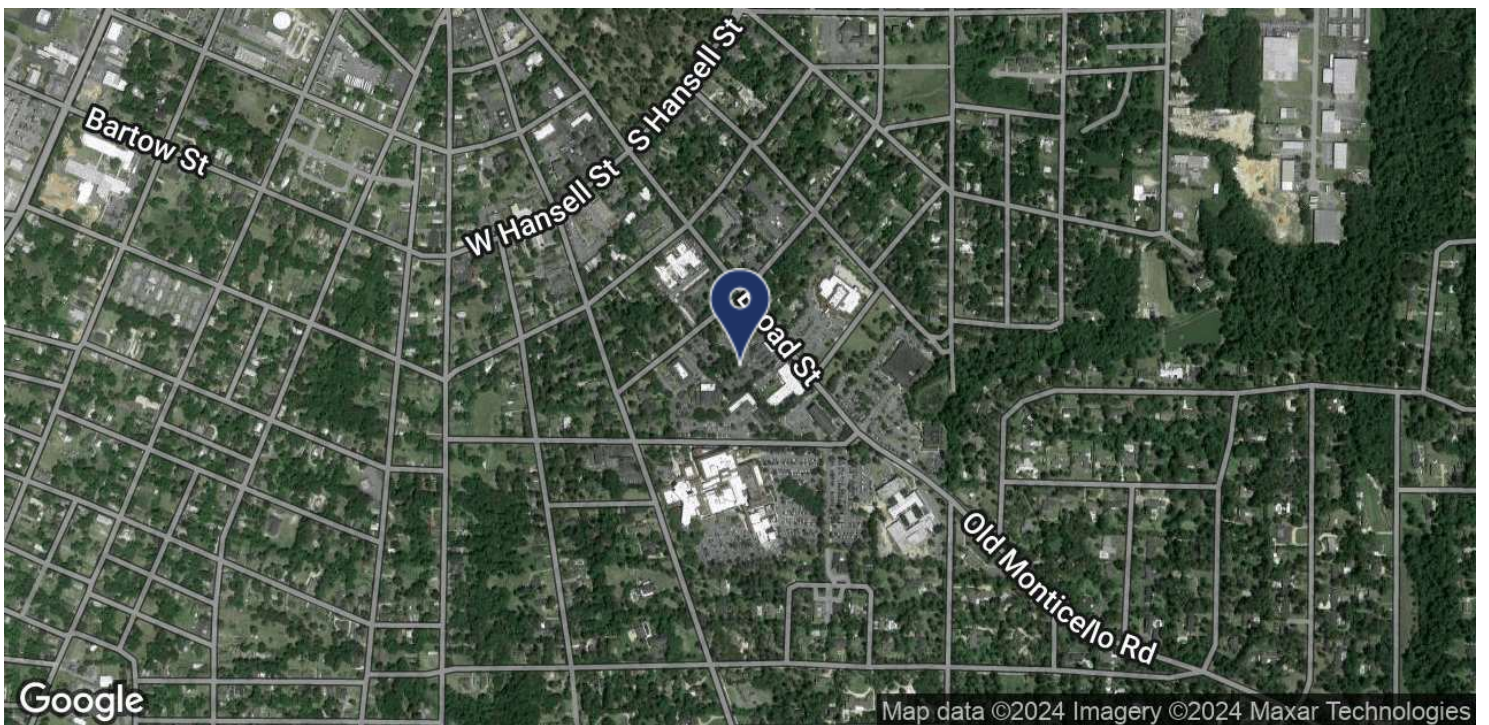
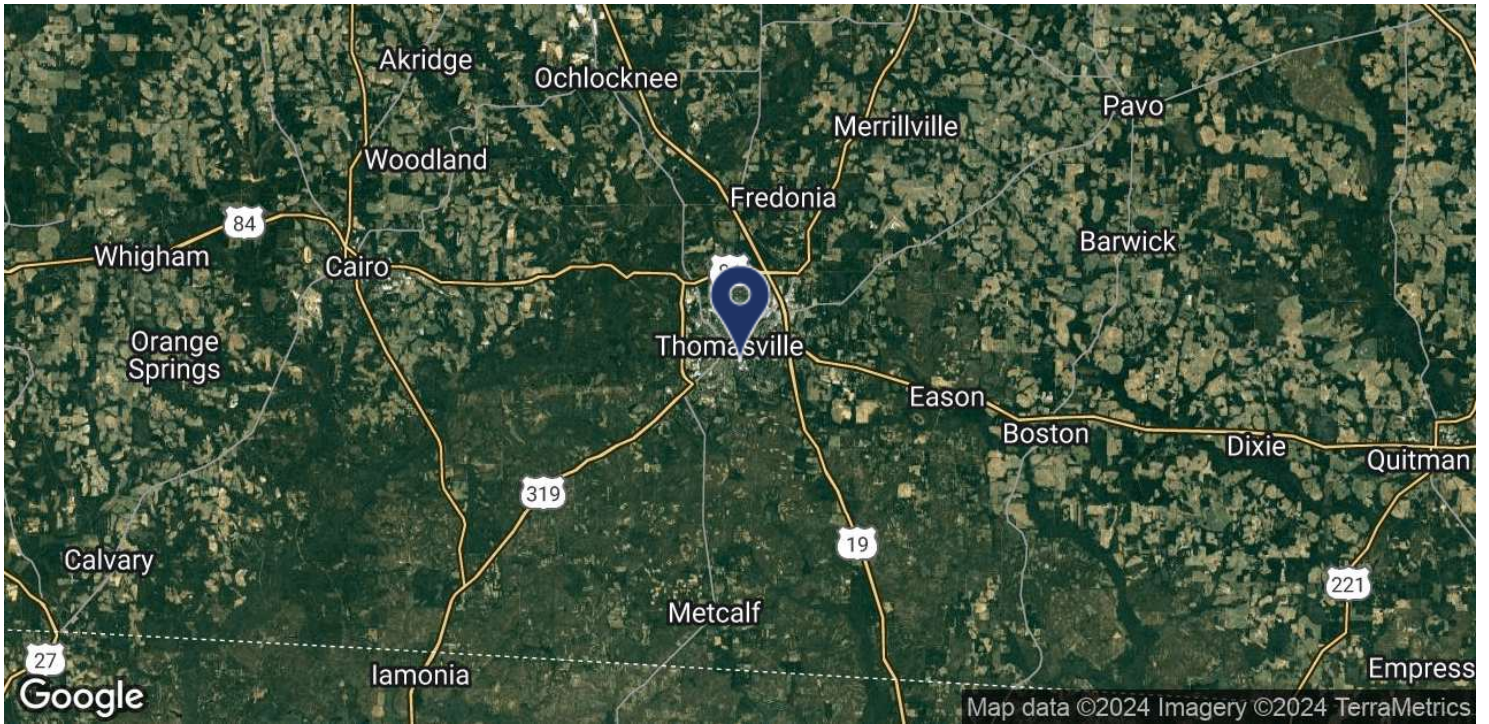




LOCATION MAP

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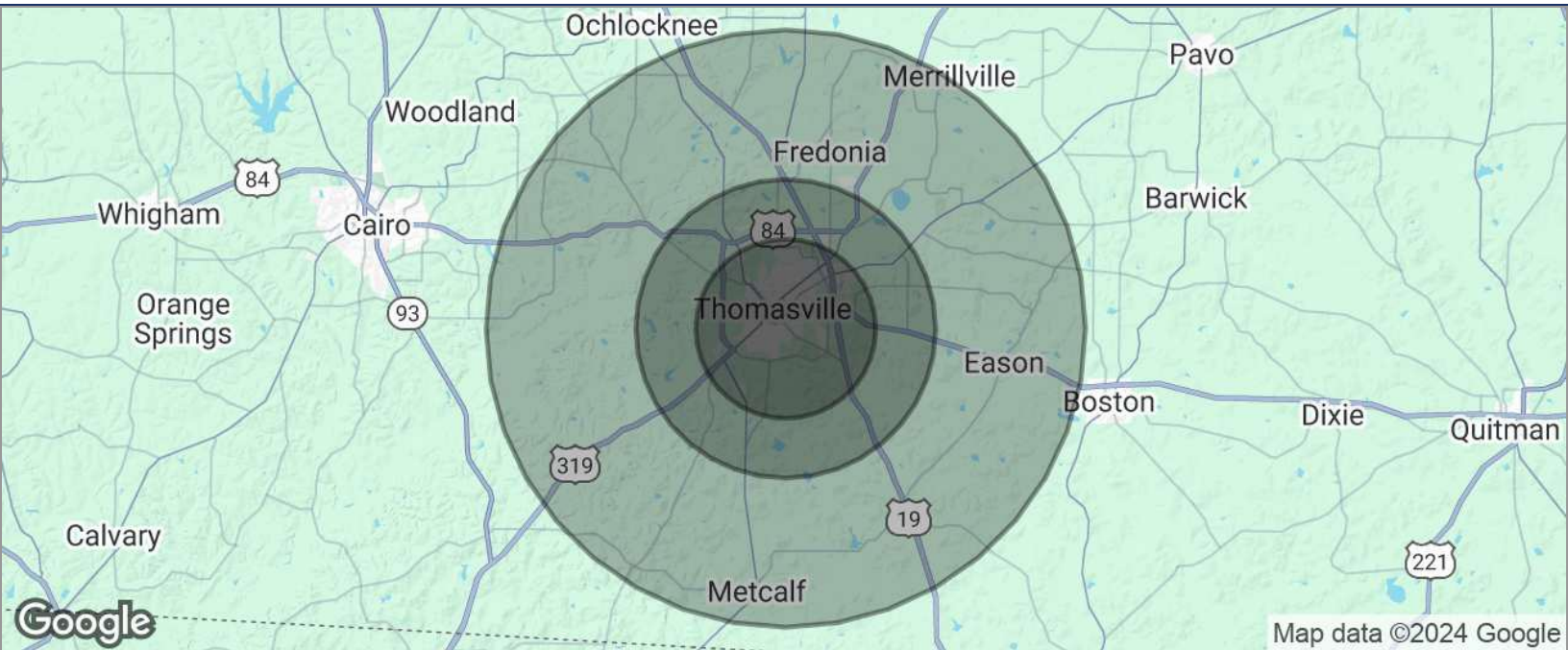




DEMOGRAPHICS MAP

PROFESSIONAL OFFICE BUILDING

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	21,437	28,025	37,481
MEDIAN AGE	41	41	41
MEDIAN AGE (MALE)	39	39	39
MEDIAN AGE (FEMALE)	43	43	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,927	11,489	15,156
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$90,089	\$90,856	\$91,511
AVERAGE HOUSE VALUE	\$268,339	\$273,105	\$271,390

* Demographic data derived from 2020 ACS - US Census

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