

Fully Renovated Flex/Retail Commercial Building

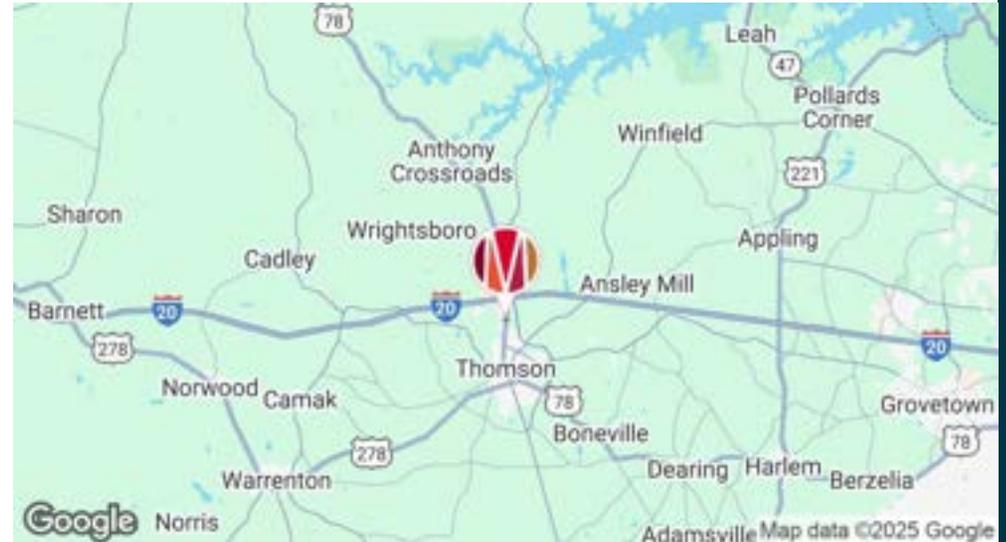
1494 Washington Road, Thomson, GA 30824

FOR SALE

1494 Washington
Fully Ren

- +/- 3,721
- C

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$479,000
Building Size:	3,726 SF
Lot Size:	0.6 Acres

- 2 Points Of Ingress/Egress
- 8'X8' Roll Up Door
- +/- 3,726 SF Building
- Located Close to I-20
- +/- 14,100 VPD

PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to exclusively present this fully renovated 3,726 SF standalone commercial building, situated on a generous 0.60-acre site in the heart of Thomson, GA's high-growth corridor. Located directly on Washington Road, just minutes from Interstate 20, the property benefits from strong visibility and traffic counts of approximately 13,100 VPD on Washington Rd and 1,000 VPD on Old Washington Rd. Currently operating as a furniture and apparel business (which will vacate upon sale), the building is move-in ready and ideal for a wide range of users. Recent upgrades include a new roof and completely updated mechanical, electrical, and plumbing systems. The building layout features approximately 2,150 SF of showroom space, with the balance configured for office and warehouse use. A 8' x 8' roll-up door provides functional access for deliveries or inventory management.

- Additional features include:
- Ample on-site parking
 - Dual access from Washington Rd and Old Washington Rd
 - On-site utilities
 - Pole barn for additional storage

Whether for owner-occupancy or as an investment opportunity, this property offers flexibility, visibility, and immediate functionality in one of Thomson's most active commercial areas.



FOR SALE

1494 Washington Rd. Thomson, GA
Fully Renovated Flex/Retail Building

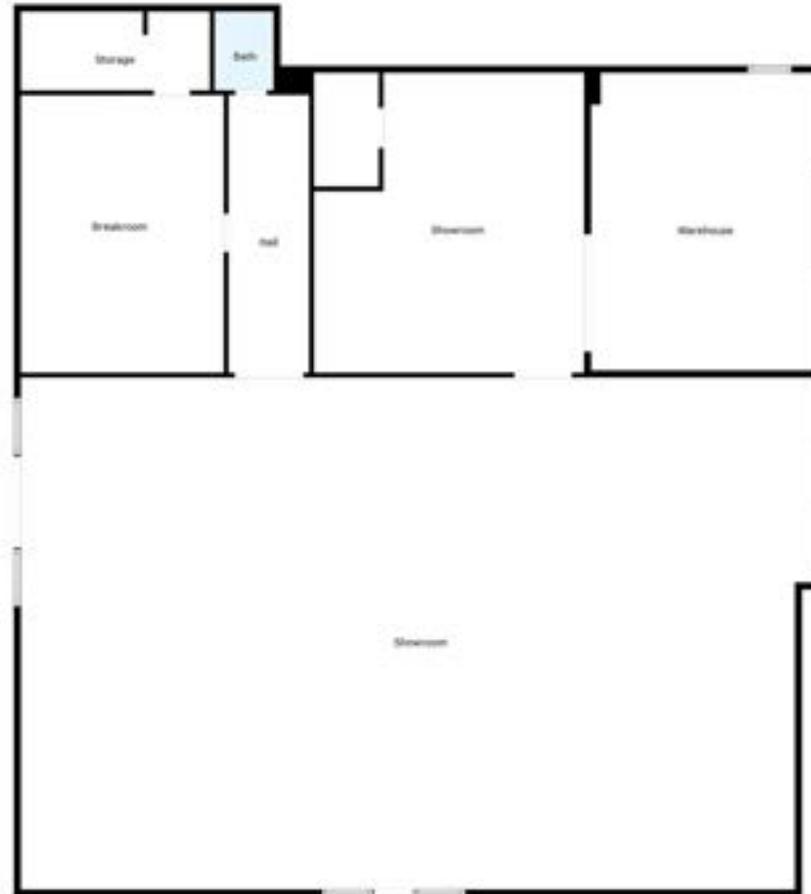
- +/- 3,726 Sq Ft
- C-2 Zoning (McDuffie County)
- 14,100 Vehicles Per Day
- Fully Updated Building
- Competitive Trade Gap
- Located Close To I-20

RETAILER MAP



FLOOR PLANS

1494 Washington Rd, Thomas, Ga

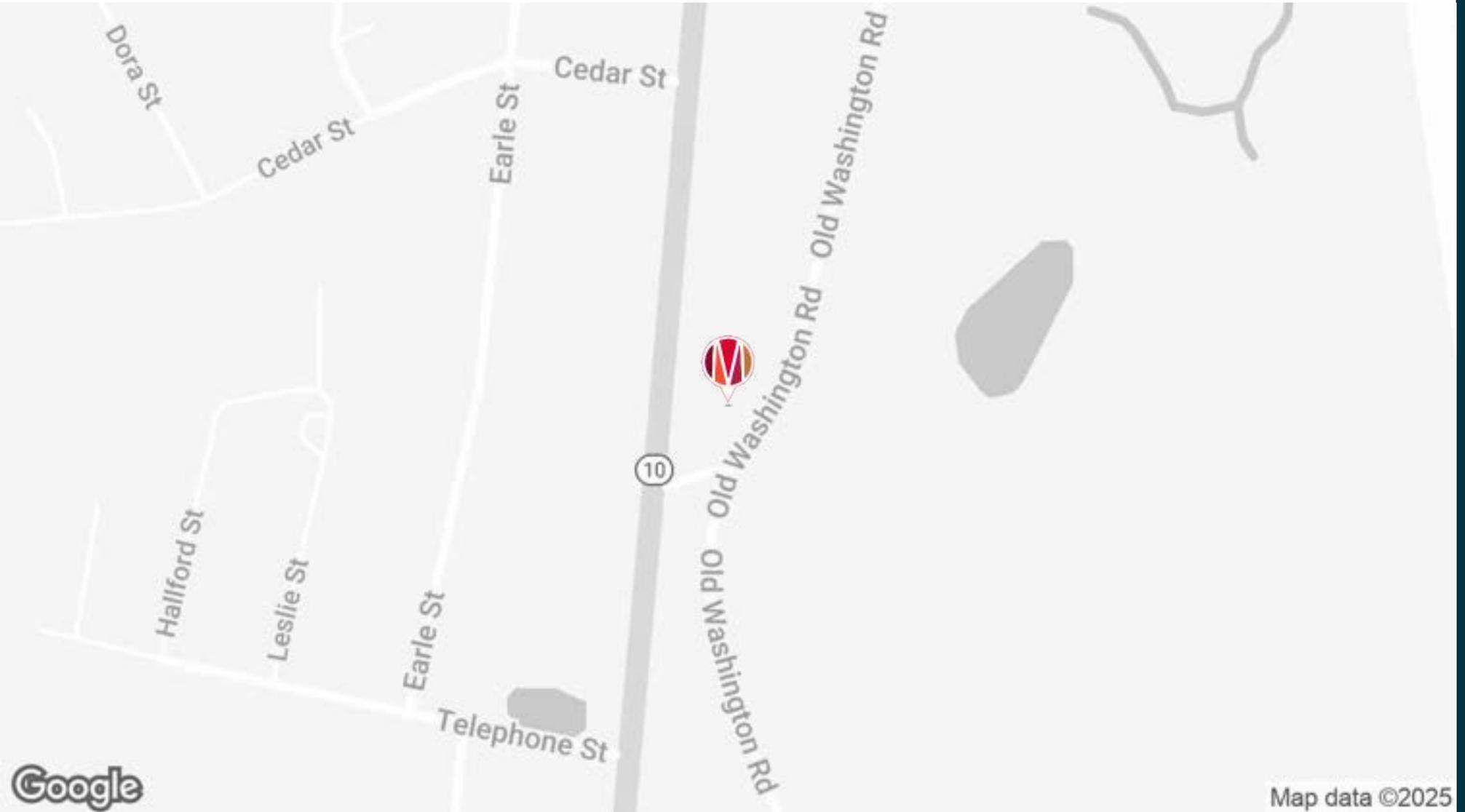


Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

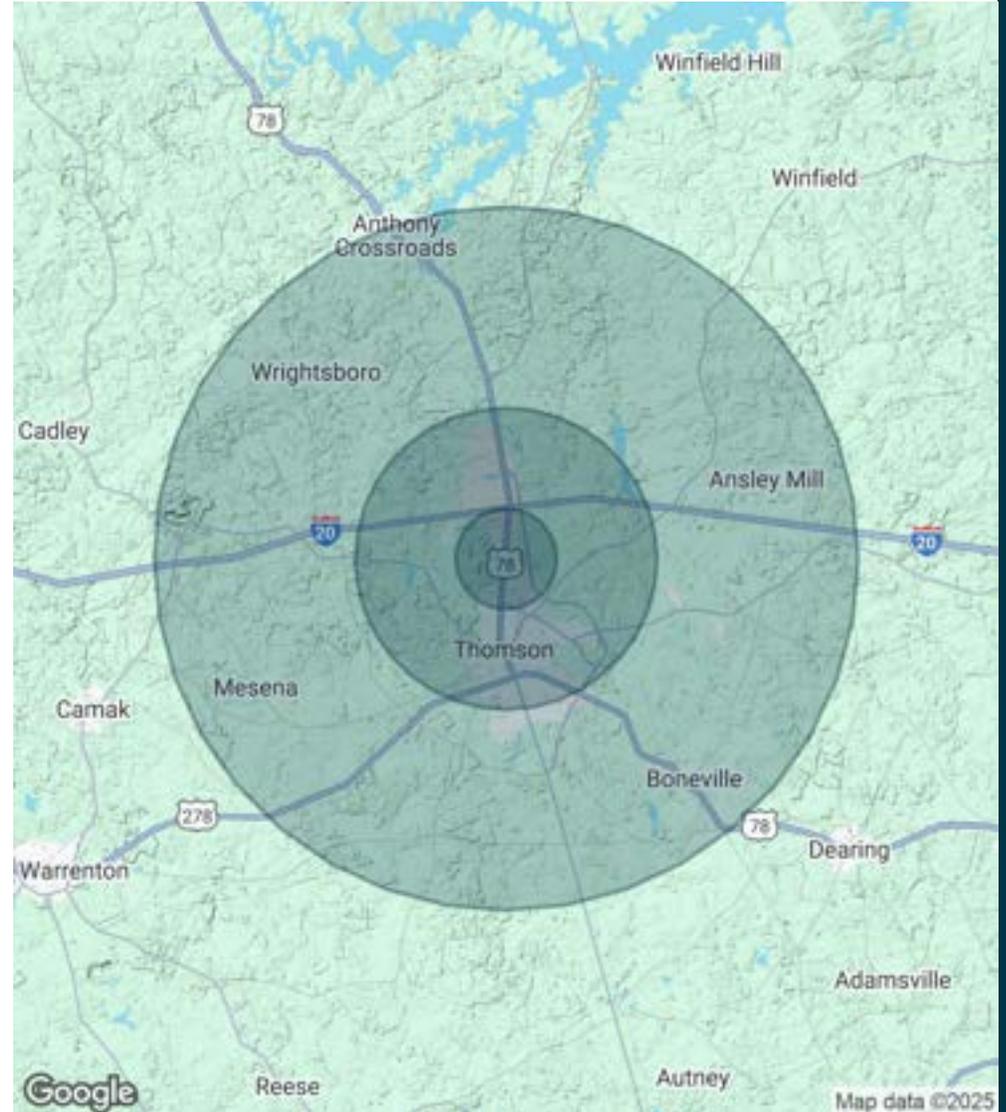
POPULATION	1 MILE	3 MILES	7 MILES
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Total Population	1,674	9,209	17,080
Average Age	41	41	42
Average Age (Male)	39	39	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	7 MILES
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Total Households	699	3,730	6,873
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$79,081	\$72,211	\$74,399
Average House Value	\$180,117	\$178,947	\$197,164

Demographics data derived from AlphaMap





CHARLIE MOYE

Sales Agent

Cmoye@Meybohm.Com

Cell: 706.832.1726

PROFESSIONAL BACKGROUND

After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 3 boys outside, visiting the beach, hunting, and playing golf.

EDUCATION

BA of Science

Georgia Southern University 2006

MEMBERSHIPS & AFFILIATIONS

CCIM Candidate Member

ICSC

GAAR

GA #418771 // SC #128571

MEYBOHM COMMERCIAL PROPERTIES

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