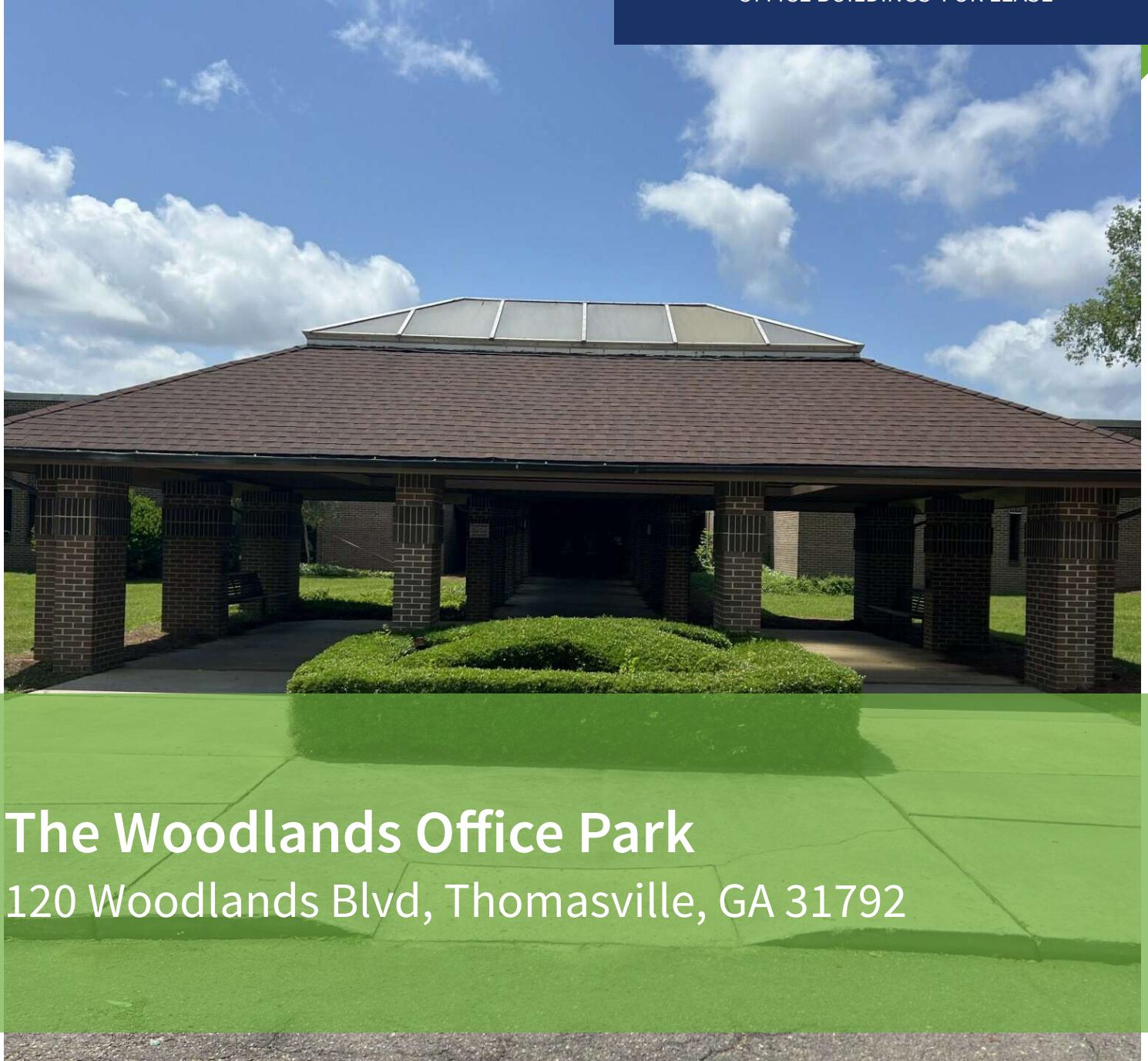


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COMMERCIAL REAL ESTATE

OFFICE BUILDINGS FOR LEASE



The Woodlands Office Park

120 Woodlands Blvd, Thomasville, GA 31792

TREY DESANTIS

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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O: 850.385.6363



EXECUTIVE SUMMARY
THE WOODLANDS OFFICE PARK
120 WOODLANDS BLVD, THOMASVILLE, GA 31792



OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Available SF:	Up to 103,000 SF
Lot Size:	164.27+/- Acres
Zoning:	R1
APN:	057G 003

PROPERTY OVERVIEW

Multiple buildings totaling 103,000 SF are available for lease within The Woodlands Office Park, a campus well-suited for medical or rehabilitation use. The property features existing healthcare infrastructure, including dormitories, a cafeteria, and flexible floorplans ideal for a variety of medical or behavioral health services. With a strong presence of healthcare-related tenants already on-site, this campus offers a turnkey opportunity for operators looking to expand or establish a new facility. Leasing rates vary—please contact the broker for more details.

LOCATION OVERVIEW

Located in an expansive office park just off S Pinetree Blvd and south of downtown Thomasville. Close proximity to Thomas University.

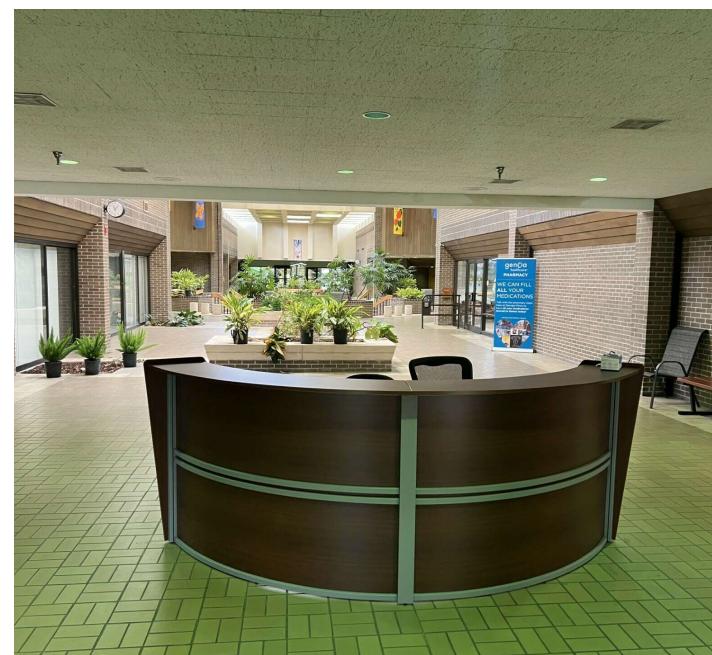
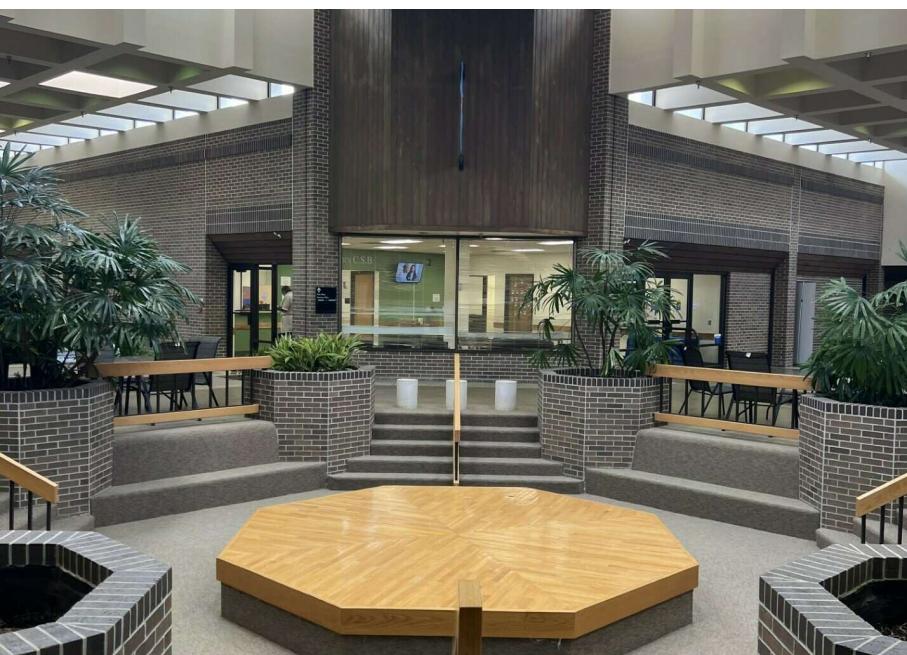
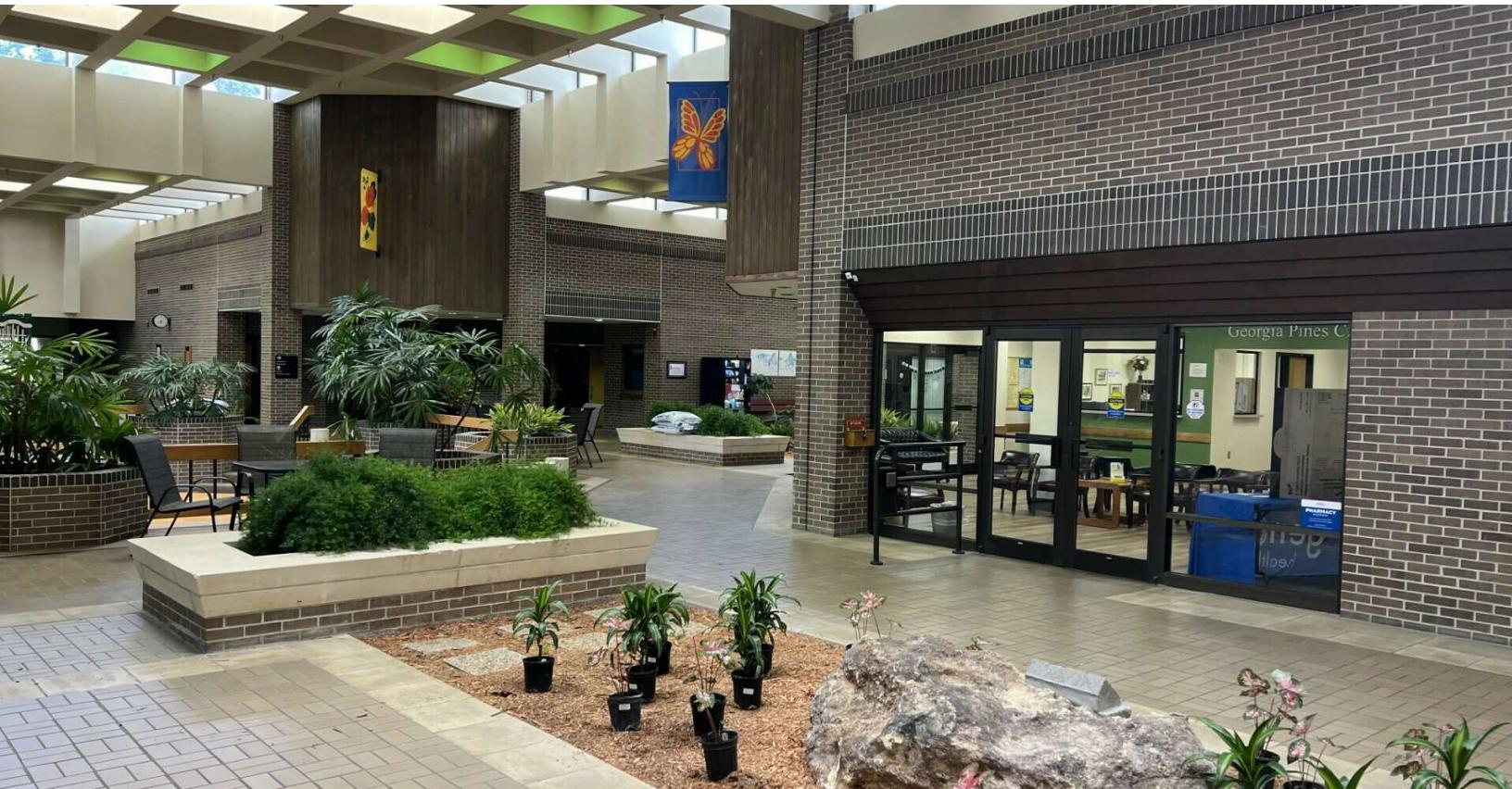
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ADDITIONAL PHOTOS
THE WOODLANDS OFFICE PARK
 120 WOODLANDS BLVD, THOMASVILLE, GA 31792



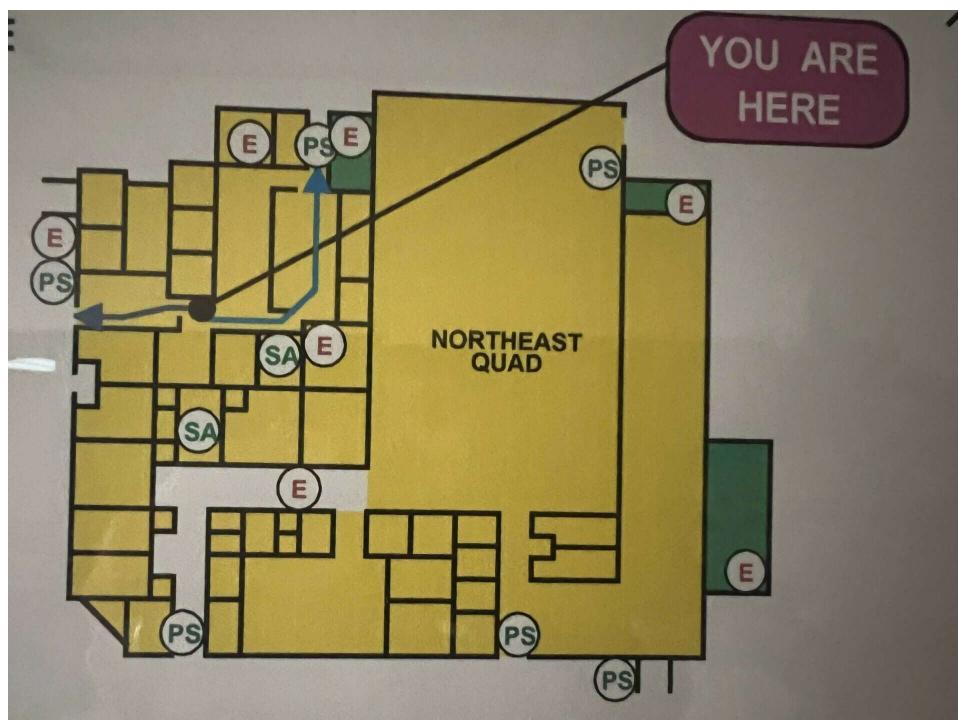
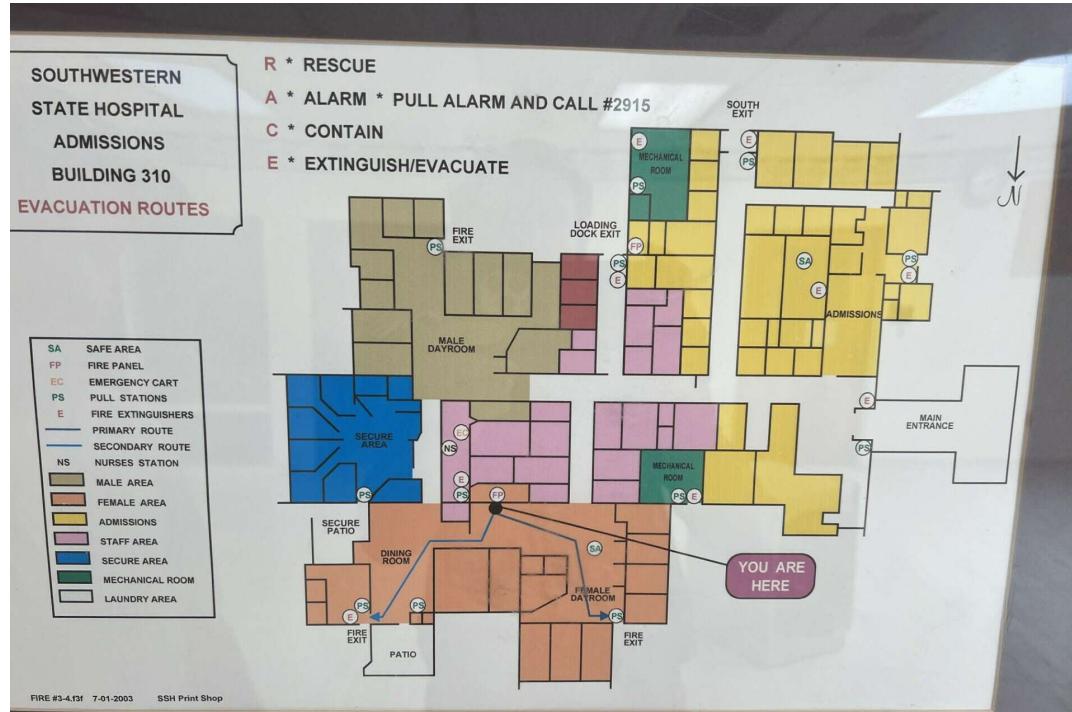
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FLOOR PLANS
THE WOODLANDS OFFICE PARK
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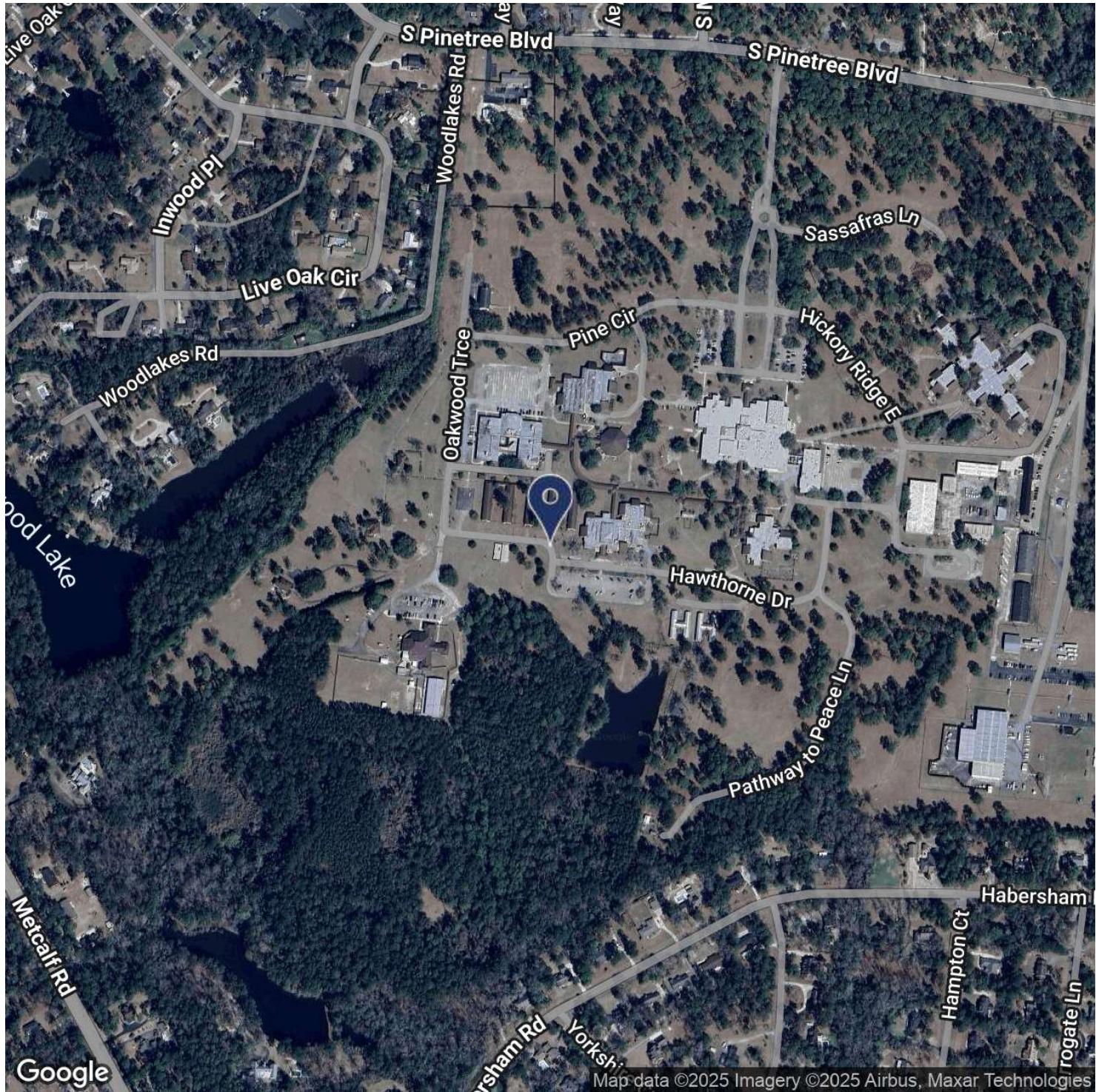


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LOCATION MAP

THE WOODLANDS OFFICE PARK

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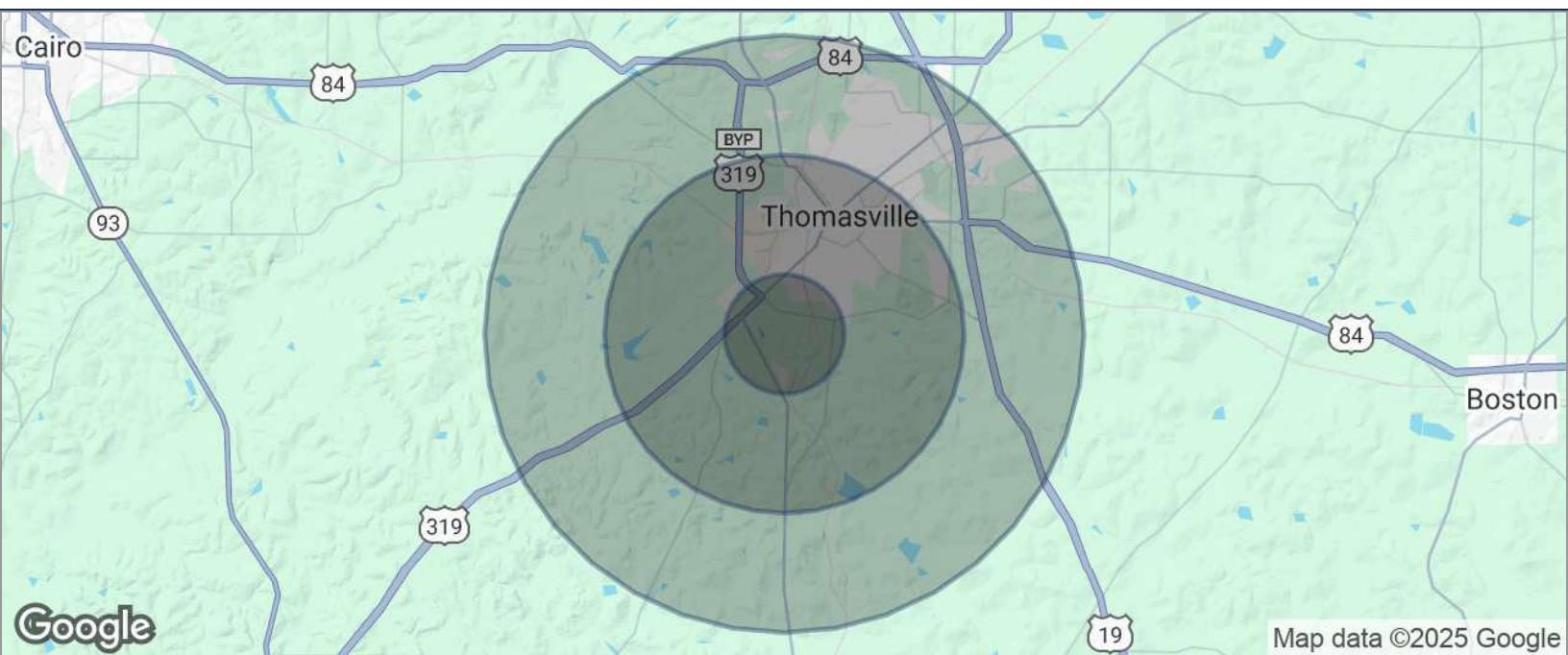
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DEMOGRAPHICS MAP THE WOODLANDS OFFICE PARK 120 WOODLANDS BLVD, THOMASVILLE, GA 31792



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,025	12,179	24,023
MEDIAN AGE	42	42	41
MEDIAN AGE (MALE)	41	40	39
MEDIAN AGE (FEMALE)	44	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	785	4,980	9,911
# OF PERSONS PER HH	2.6	2.4	2.4
AVERAGE HH INCOME	\$124,972	\$95,004	\$91,979
AVERAGE HOUSE VALUE	\$339,316	\$308,773	\$277,524

* Demographic data derived from 2020 ACS - US Census

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