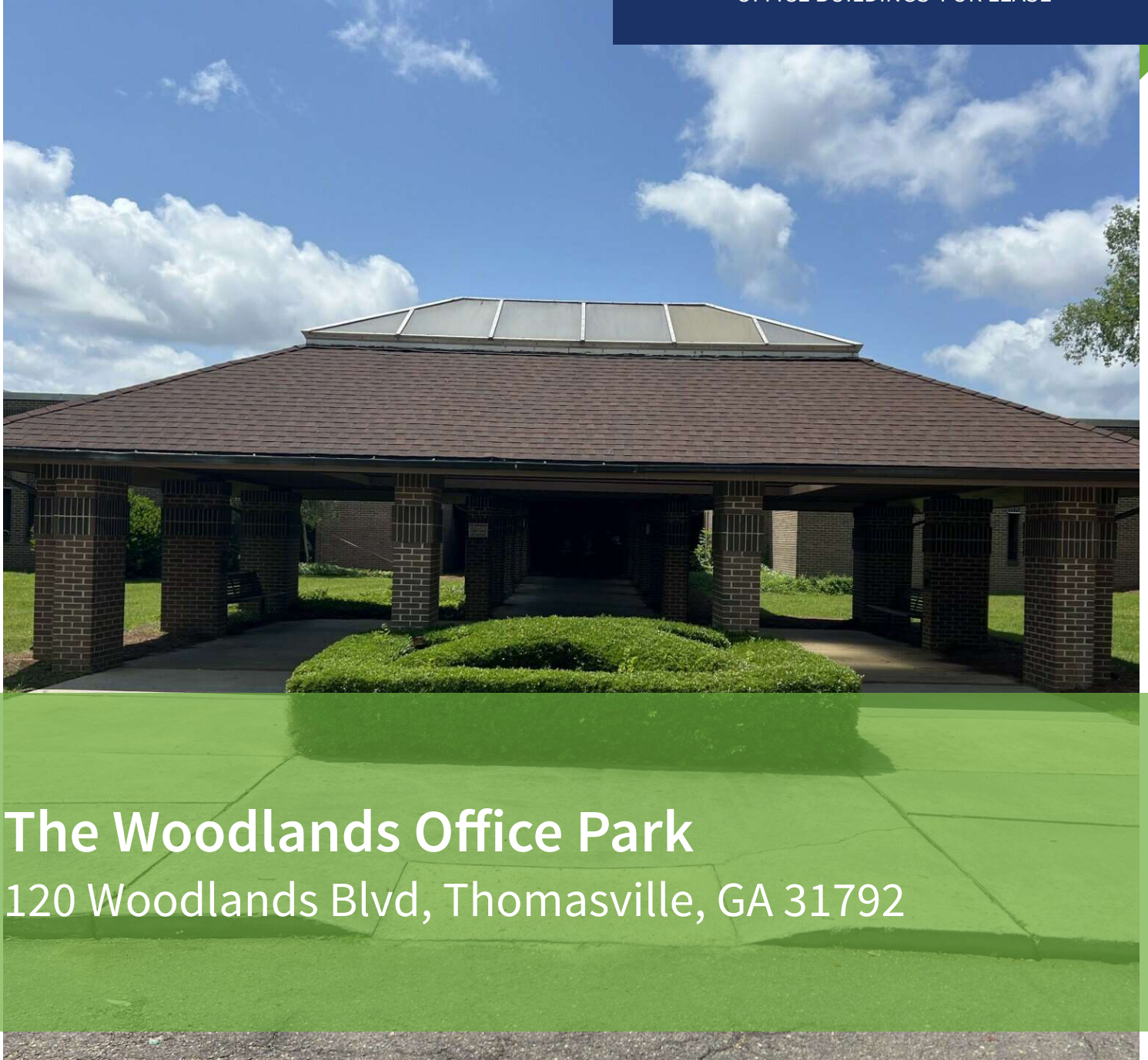




COMMERCIAL REAL ESTATE

OFFICE BUILDINGS FOR LEASE



The Woodlands Office Park

120 Woodlands Blvd, Thomasville, GA 31792

TREY DESANTIS

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3520 Thomasville Road, Suite 200
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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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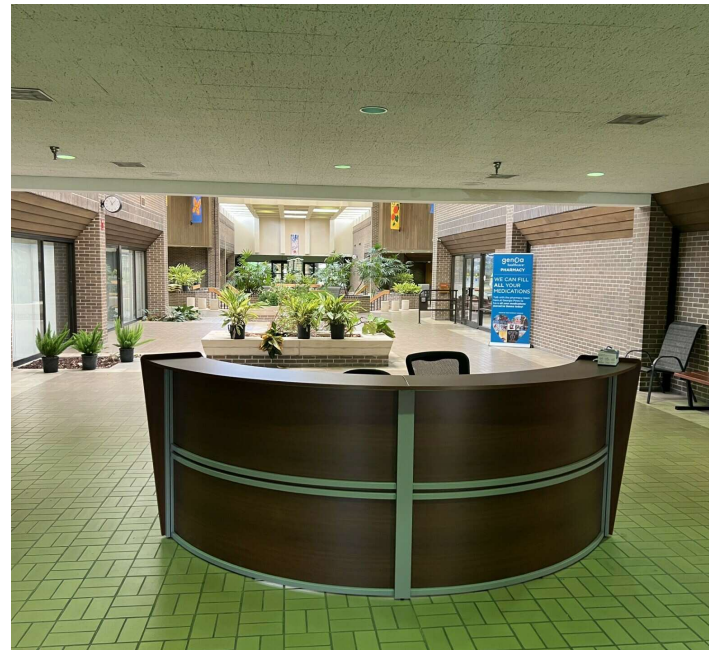
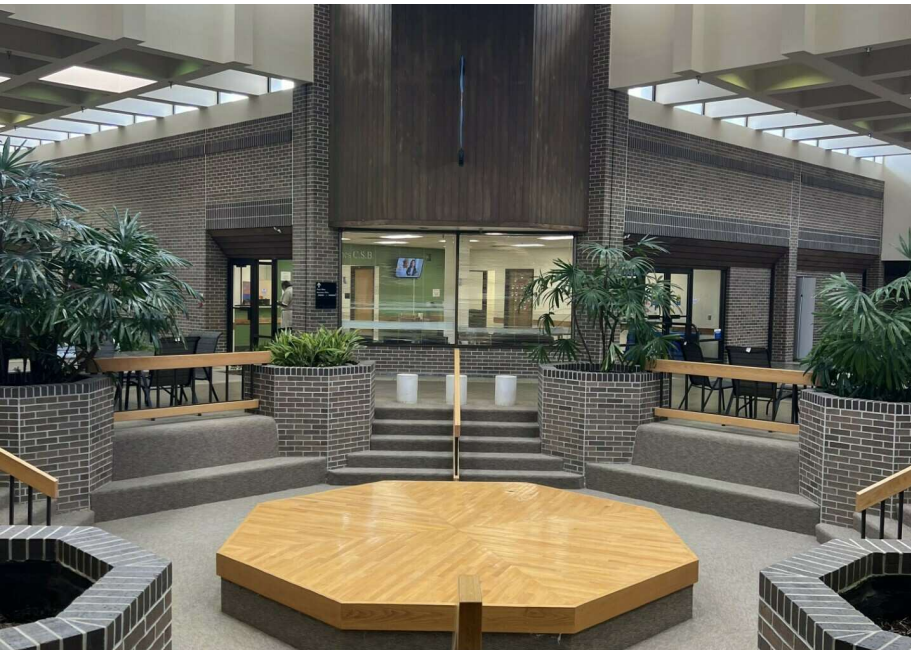




ADDITIONAL PHOTOS

THE WOODLANDS OFFICE PARK

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THE WOODLANDS OFFICE PARK

**SOUTHWESTERN
STATE HOSPITAL**

**ADMISSIONS
BUILDING 310**

EVAUATION ROUTES

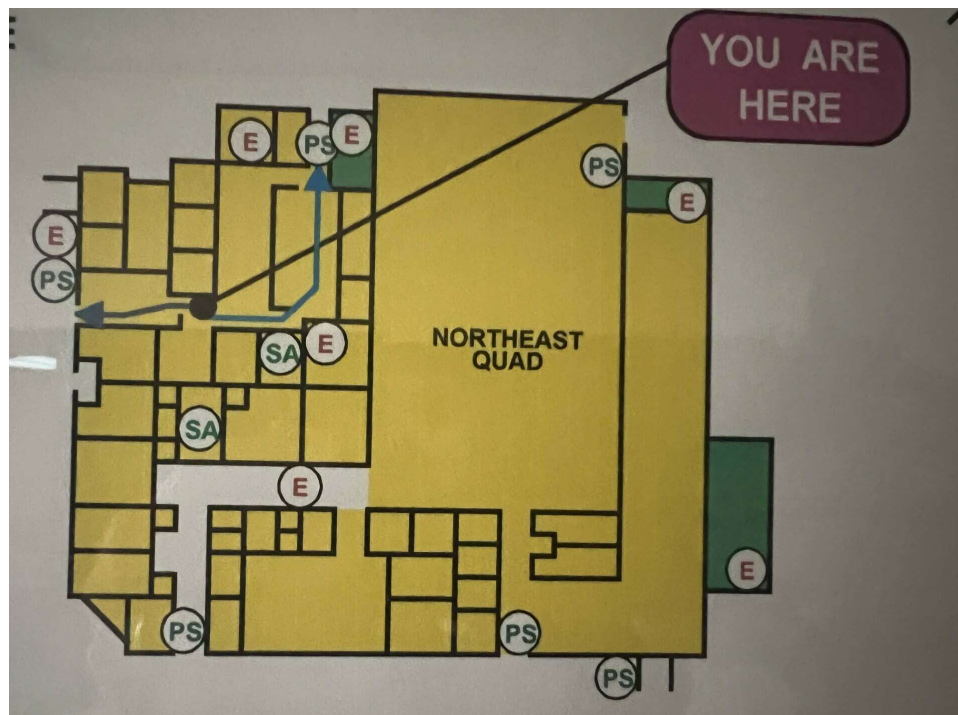
R * RESCUE
A * ALARM * PULL ALARM AND CALL #2915
C * CONTAIN
E * EXTINGUISH/EVACUATE

SA SAFE AREA
FP FIRE PANEL
EC EMERGENCY CART
PS PULL STATIONS
E FIRE EXTINGUISHERS
PRIMARY ROUTE
SECONDARY ROUTE
NS NURSES STATION
MALE AREA
FEMALE AREA
ADMISSIONS
STAFF PATIO
SECURE AREA
MECHANICAL ROOM
LAUNDRY AREA

FIRE EXIT
LOADING DOCK EXIT
SOUTH EXIT
MAIN ENTRANCE
PATIO
FIRE EXIT

YOU ARE HERE

The floor plan illustrates the layout of the Admissions Building 310 at Southwestern State Hospital. It features various rooms such as the Male Dayroom, Secure Area, Dining Room, Staff Patio, and several Mechanical Rooms. The plan also shows the locations of fire exits, pull stations, and extinguishers. A legend identifies symbols for safe areas, fire panels, emergency carts, pull stations, fire extinguishers, primary and secondary routes, nurses' station, male and female areas, admissions, staff patio, secure area, mechanical room, and laundry area. A north arrow points towards the top right, and a 'YOU ARE HERE' marker is located near the center of the building.





ADDITIONAL PHOTOS

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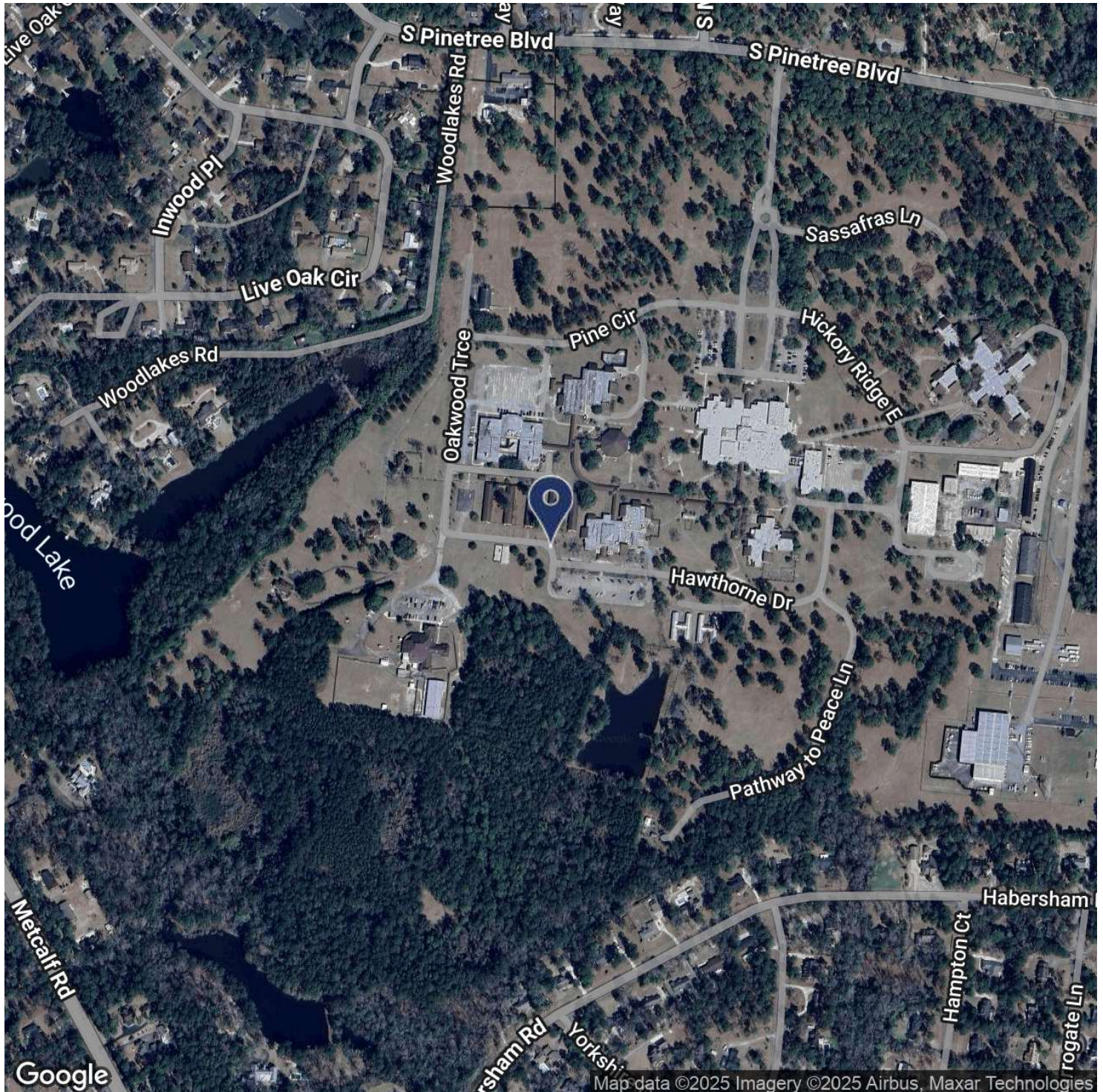
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LOCATION MAP

THE WOODLANDS OFFICE PARK

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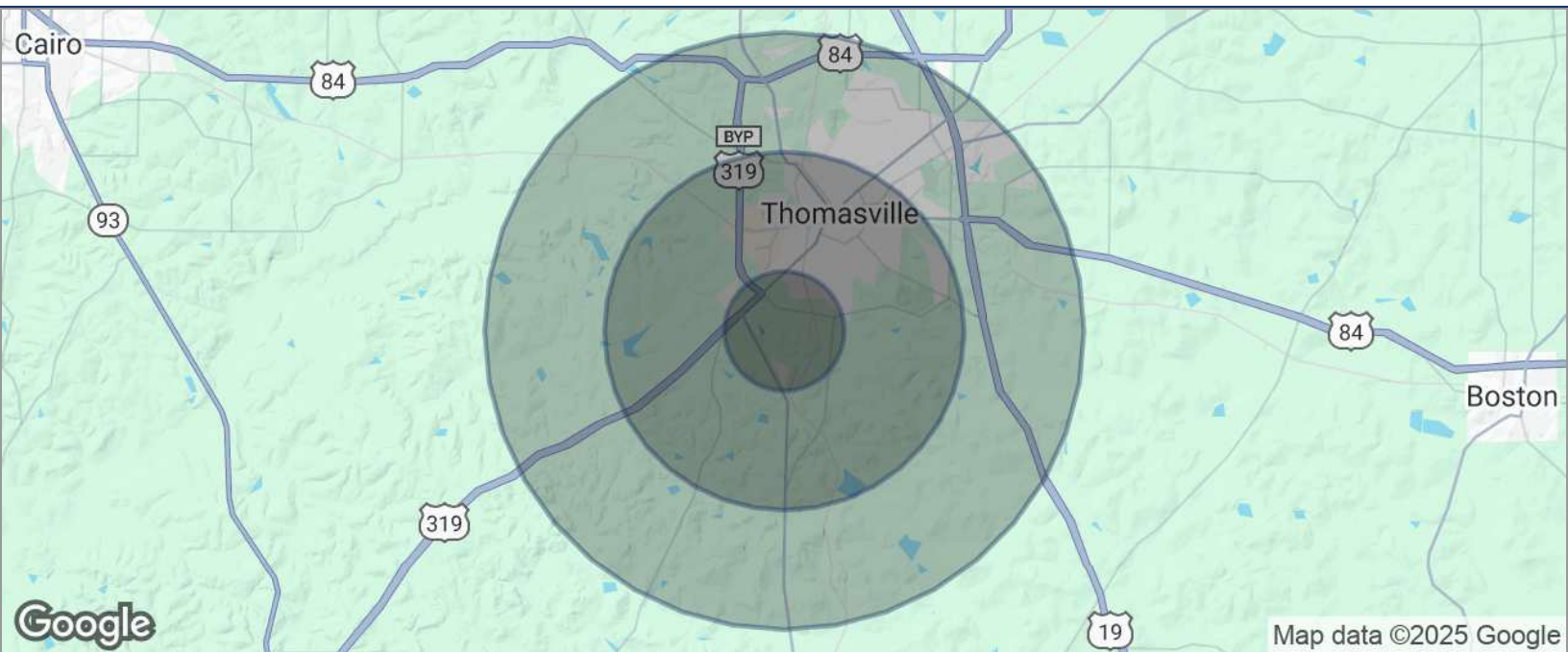




DEMOGRAPHICS MAP

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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