



COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



Pinetree Center

2551 E. Pinetree Blvd.
Thomasville, GA 31792

TREY DESANTIS

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

PINETREE CENTER

2551 E PINETREE BLVD, THOMASVILLE, GA 31792



OFFERING SUMMARY

Available SF: 1,400-5,000 sf**Lease Rate:** \$12.00 sf (NNN)**Lot Size:** 10.96 +/- Acres**Building Size:** 74,772 (+/-) sf**Zoning:** Commercial**APN:** 010-001006

PROPERTY OVERVIEW

Retail spaces available in the Pinetree Shopping Center. 718' frontage on Pinetree Blvd and 91' on Remington Ave. Includes 465 parking spaces.

LOCATION OVERVIEW

Pinetree Center is located on Pinetree Blvd, a main retail corridor. Located at the intersection of Remington Ave and E Pinetree Blvd and in close proximity to US-19 and US-319. In close proximity to TJ Maxx, Belk's, Gateway Cinemas 7, Chick-fil-A, Dunkin Donuts, Wendy's, and Sonny's BBQ to name a few.

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ADDITIONAL PHOTOS

PINETREE CENTER

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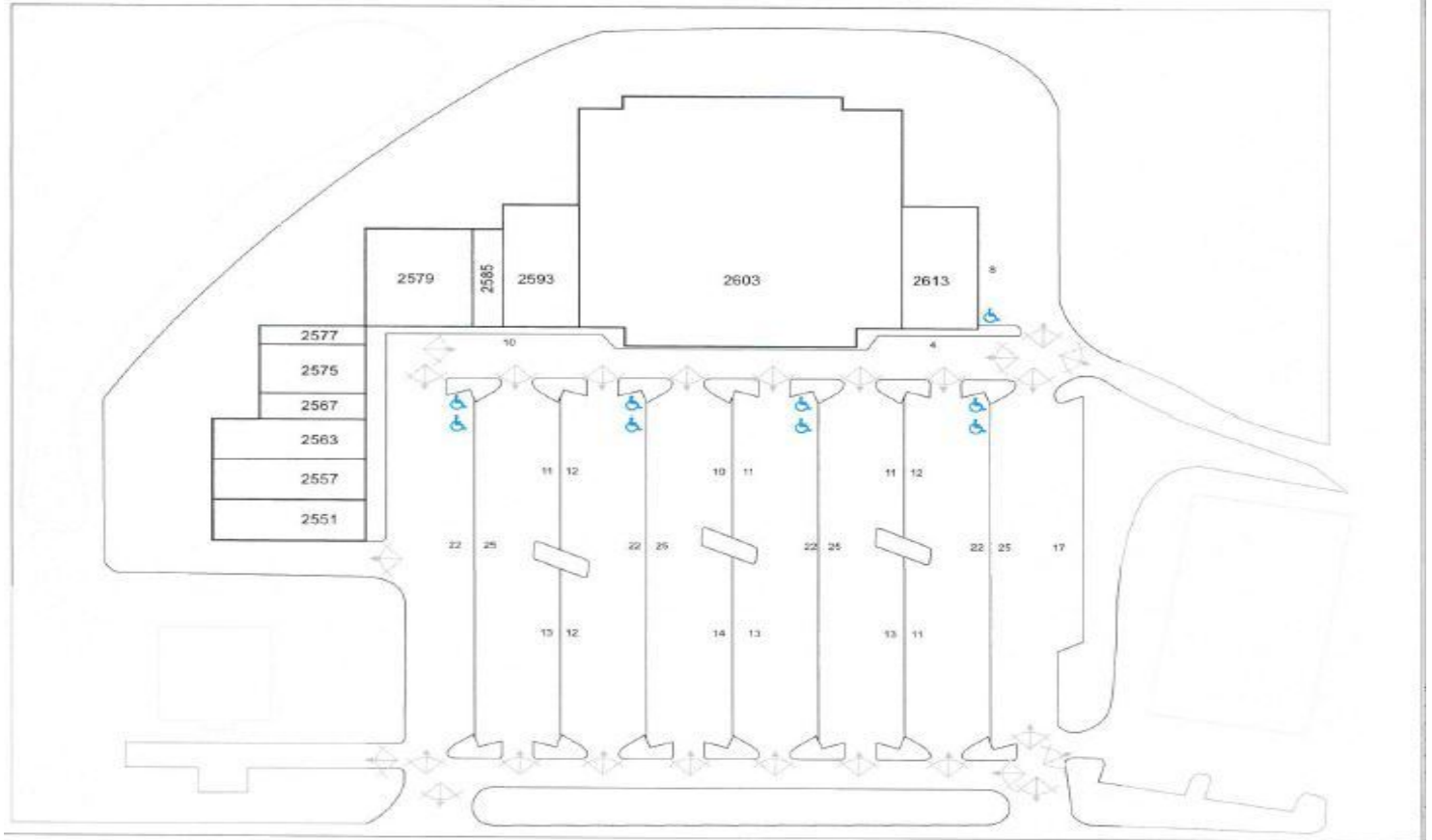




AVAILABLE SPACES

PINETREE CENTER

2551 E PINETREE BLVD, THOMASVILLE, GA 31792



| SPACE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM |
|------------|---------------|------------|-----------|------------|
| Space 2567 | \$12.00 SF/YR | NNN | 1,400 SF | Negotiable |
| Space 2585 | \$12.00 SF/YR | NNN | 1,600 SF | Negotiable |
| Space 2563 | \$12.00 SF/YR | NNN | 3,333 SF | Negotiable |
| Space 2579 | \$12.00 SF/YR | NNN | 5,000 SF | Negotiable |
| Space 2613 | \$12.00 SF/YR | NNN | 5,000 SF | Negotiable |

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RETAILER MAP

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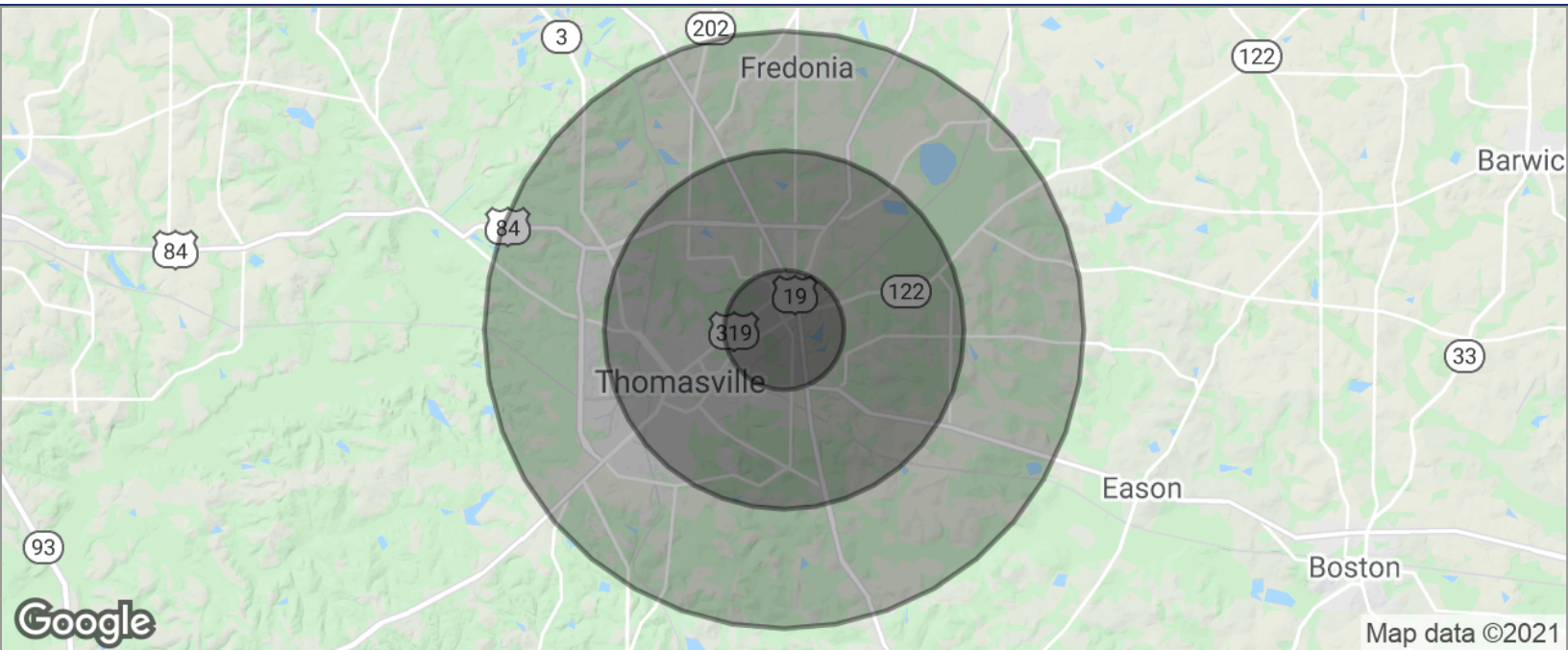




DEMOGRAPHICS MAP

PINETREE CENTER

2551 E PINETREE BLVD, THOMASVILLE, GA 31792



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 2,685 | 12,620 | 19,430 |
| MEDIAN AGE | 36.1 | 39.3 | 38.7 |
| MEDIAN AGE (MALE) | 32.1 | 36.3 | 37.1 |
| MEDIAN AGE (FEMALE) | 38.0 | 41.8 | 40.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 1,121 | 5,279 | 8,024 |
| # OF PERSONS PER HH | 2.4 | 2.4 | 2.4 |
| AVERAGE HH INCOME | \$53,115 | \$57,574 | \$55,482 |
| AVERAGE HOUSE VALUE | \$162,926 | \$194,945 | \$196,920 |

* Demographic data derived from 2010 US Census

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