

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



2,030 SF FOR LEASE

540 W Hill Street | Thomson, GA 30824

ROBERT MCCRARY
robert@jordantrotter.com
706 • 736 • 1031

ZONE | B-1 COMMERCIAL

0.34 AC

LEASE | \$18/SF/YR



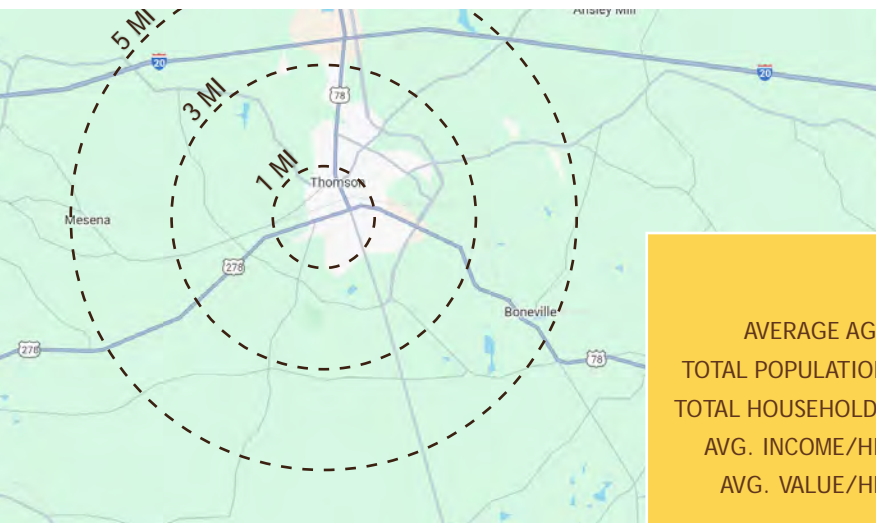
JORDAN TROTTER
COMMERCIAL REAL ESTATE

Located at 540 W. Hill Street, this medical office building sits just minutes from downtown Thomson, GA and offers excellent accessibility to I-20, making it ideal for both local and regional patients. The property is positioned near established commercial and professional neighbors including the Thomson Family Y, KJ's Market, Queensborough National Bank & Trust Company. Its central location provides convenient access to dining, shopping, and essential services in downtown Thomson, while the proximity to I-20 ensures easy connectivity to Augusta and the greater Central Savannah River Area.

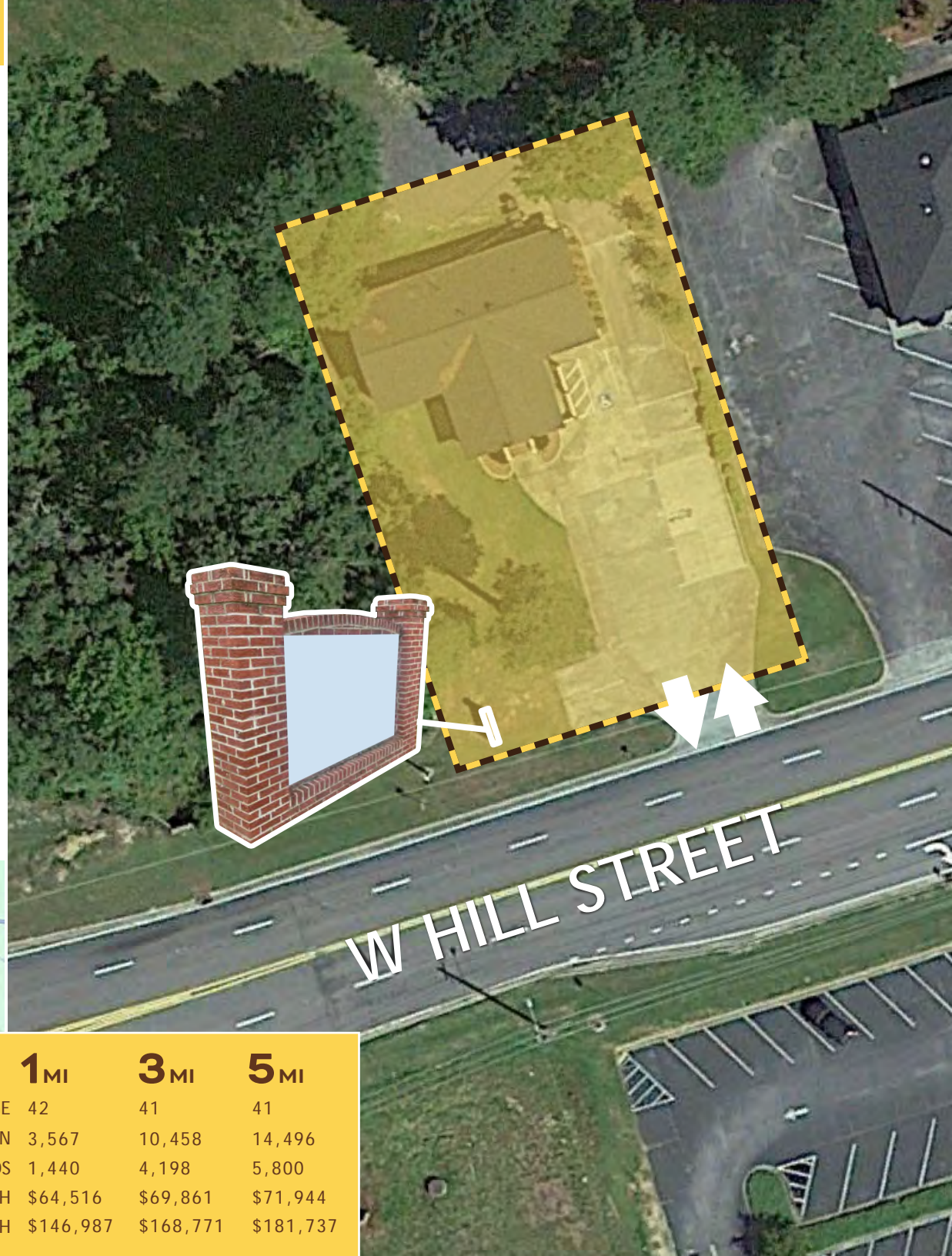
Medical office located at 540 W Hill Street in Thomson, GA available for lease. The exterior has been well maintained and features a paved customer parking lot with ADA compliant access. The interior of the office features a large patient waiting room, reception office, seven individual patient rooms, two restrooms, private office, and employee break room.

• • •

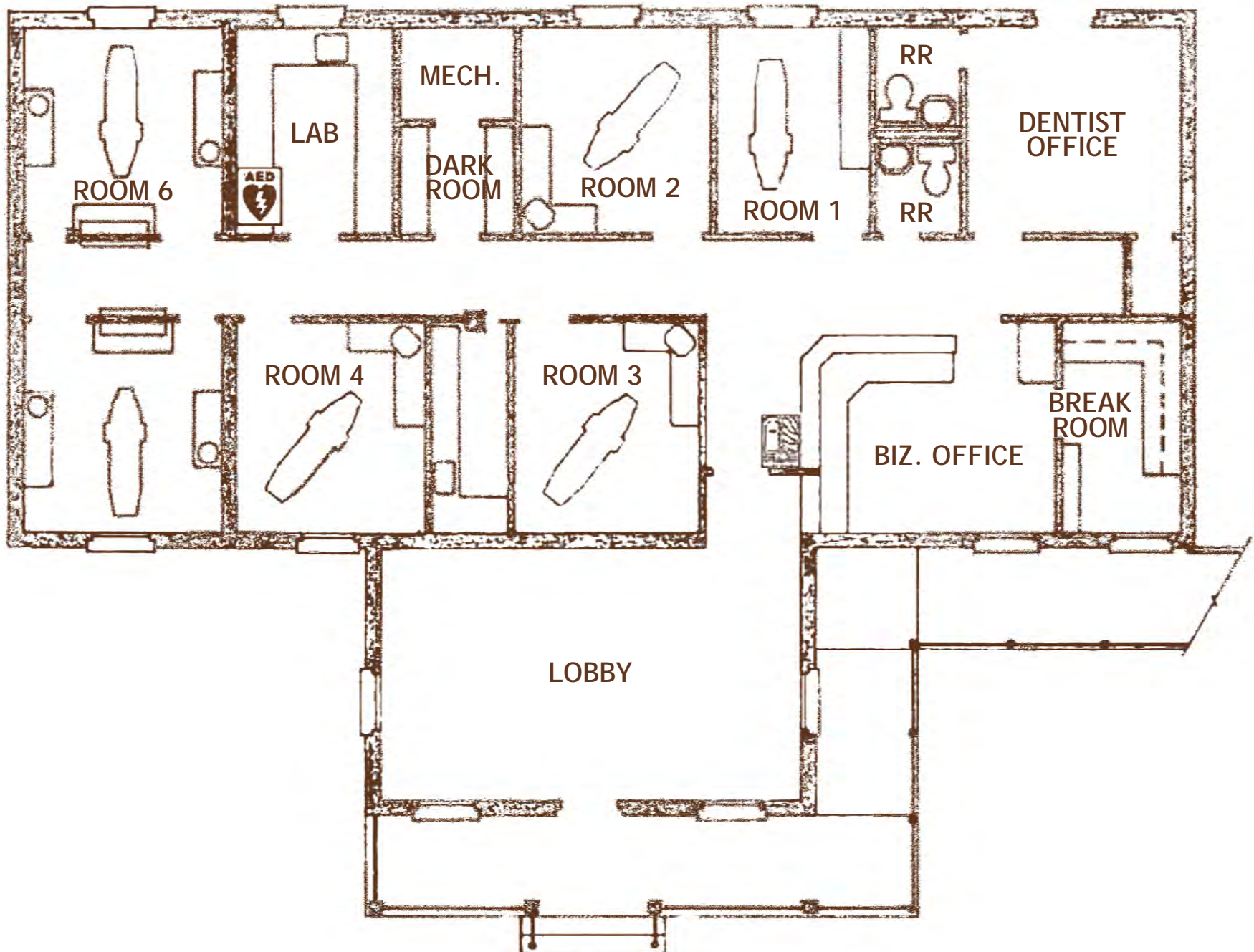
- Medical Office
- 2,030 SF building
- Seven patient rooms
- Large waiting room
- Private office

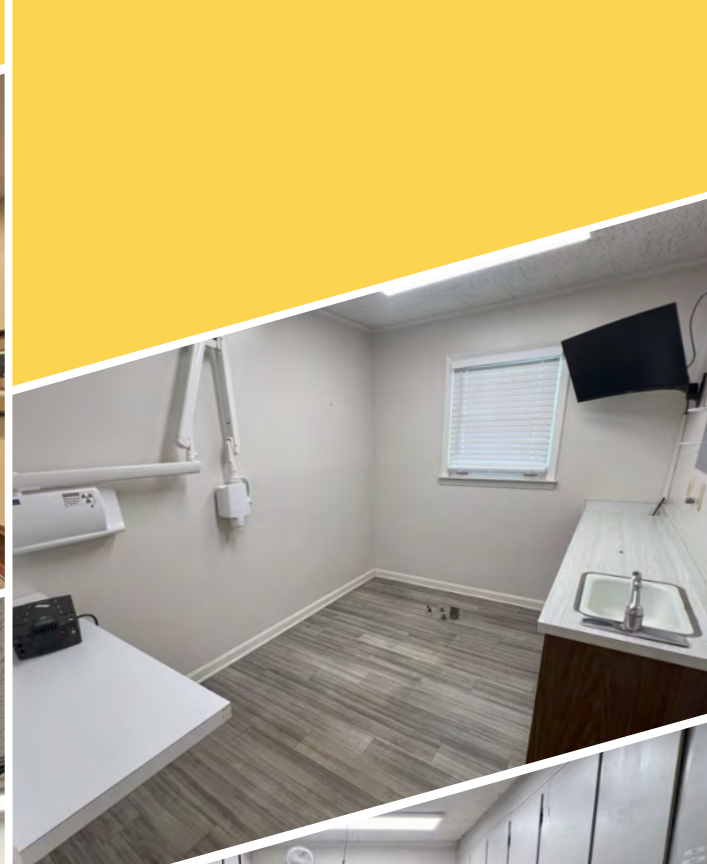


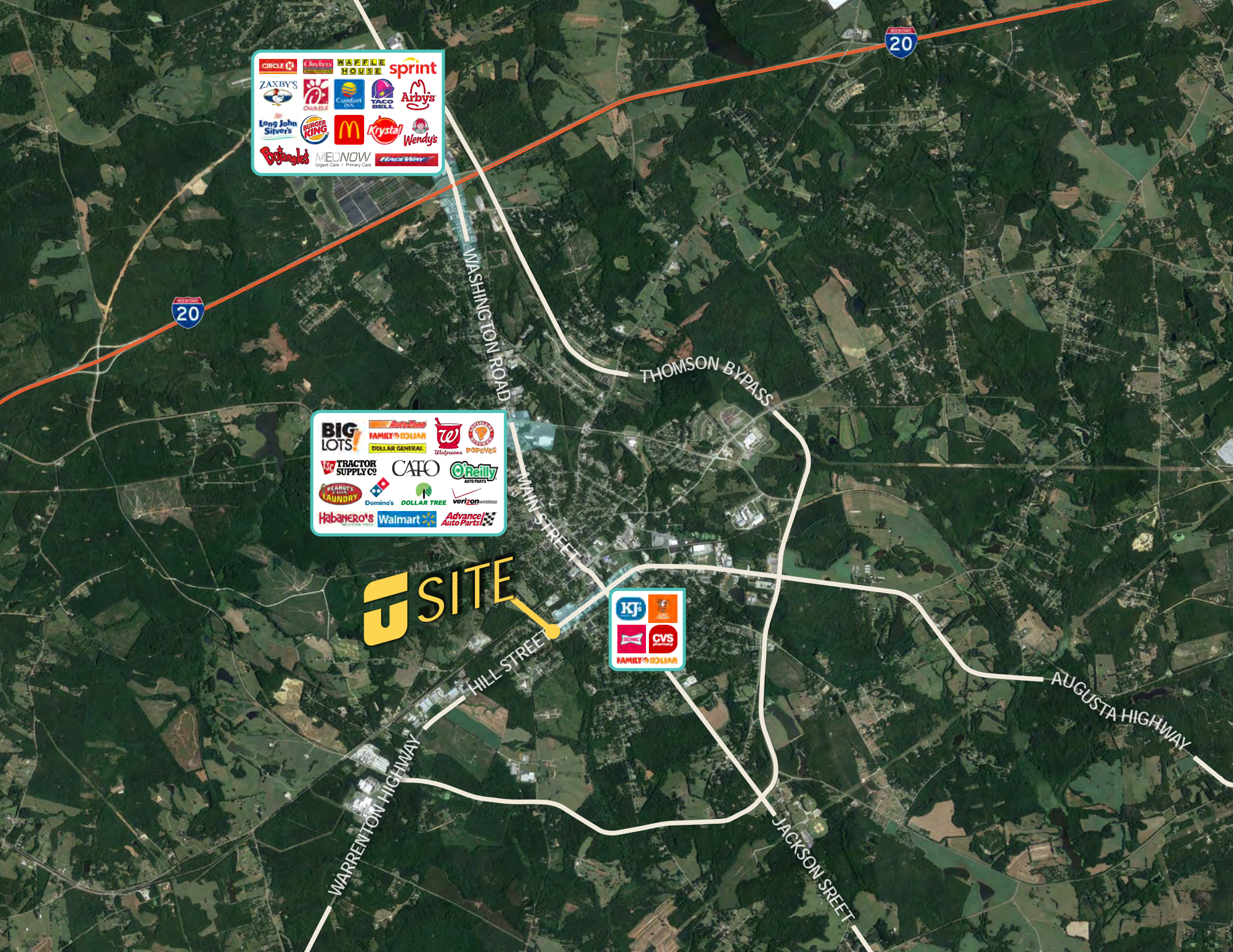
	1 MI	3 MI	5 MI
AVERAGE AGE	42	41	41
TOTAL POPULATION	3,567	10,458	14,496
TOTAL HOUSEHOLDS	1,440	4,198	5,800
AVG. INCOME/HH	\$64,516	\$69,861	\$71,944
AVG. VALUE/HH	\$146,987	\$168,771	\$181,737



FLOOR PLAN







U SITE

RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Eisenhower, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

