



**COMMERCIAL REAL ESTATE**

OFFICE SPACE AVAILABLE FOR SALE OR LEASE



# Downtown Thomasville Office for Sale or Lease

119 S Madison St, Thomasville, GA 31792

**TREY DESANTIS**

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**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200  
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## EXECUTIVE SUMMARY

## DOWNTOWN THOMASVILLE OFFICE FOR SALE OR LEASE

119 S MADISON ST, THOMASVILLE, GA 31792



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,750,000
<b>Available SF:</b>	5,425 SF
<b>Lease Rate:</b>	\$18 SF/yr (MG)
<b>Lot Size:</b>	0.17 Acres
<b>Year Built:</b>	1948
<b>Building Size:</b>	6,325 SF
<b>Renovated:</b>	2019
<b>Zoning:</b>	D-C
<b>APN:</b>	005 018016

## PROPERTY OVERVIEW

This office building features 11 renovated office suites, 2 conference rooms, a kitchen/breakroom, and two sets of men's and women's restrooms. With its flexible layout, modern updates, and professional curb appeal, this property is ideal for a growing business seeking a turnkey space in a prime, convenient location.

\*\*Please contact Marty Lutes for all further inquires. (229) 221-0441)\*\*

The current owner occupies 900 SF of the 6,325 total SF. The lease rate is \$18 PSF, or \$8,142 per month, with a 3-year Modified Gross lease that includes utilities, property taxes, and insurance.

## LOCATION OVERVIEW

Located in the heart of Downtown Thomasville, just steps from Broad Street and surrounded by the city's historic brick storefronts, boutiques, restaurants, and walkable retail core. Positioned on a well-traveled downtown corridor, the property benefits from strong foot traffic, high visibility, and close proximity to Thomasville's iconic shopping and dining district.

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## ADDITIONAL PHOTOS

# DOWNTOWN THOMASVILLE OFFICE FOR SALE OR LEASE

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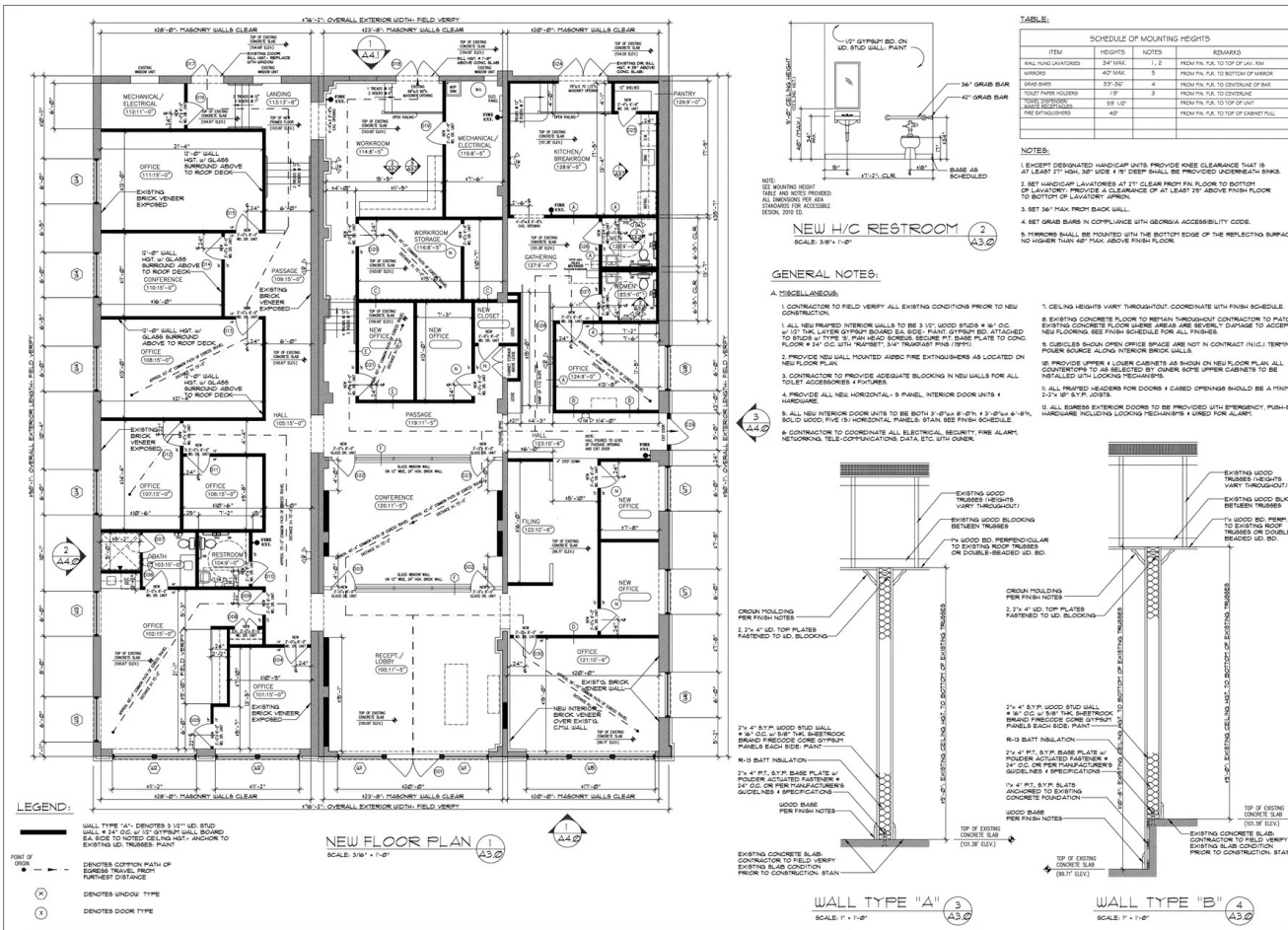




# PLANS

## DOWNTOWN THOMASVILLE OFFICE FOR SALE OR LEASE

119 S MADISON ST, THOMASVILLE, GA 31792



**SOUTHLAND ARCHITECTURE, L.C.**  
 ARCHITECTURE INTERIOR PLANNING  
 1150 N. MADISON STREET  
 THOMASVILLE, GA 31792  
 770.299.8323  
 info@southlandarch.com



**MADISON INVESTMENT PARTNERS, L.C.**  
 Renovation & Modifications  
 1150 S. SOUTH MADISON STREET  
 THOMASVILLE, GEORGIA 31792

REVISIONS  
 # DATE REVISIONS  
 1 10/15/18 Per Change Order/Revisions

PROJECT NUMBER: SA19010  
 NAME: AS-BUILT  
 SHEET TITLE: NEW FLOOR PLAN LIFE SAFETY PLAN INTERIOR WALL SECTIONS & NOTES  
 SHEET NUMBER: **A3.0**



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



RETAILER MAP

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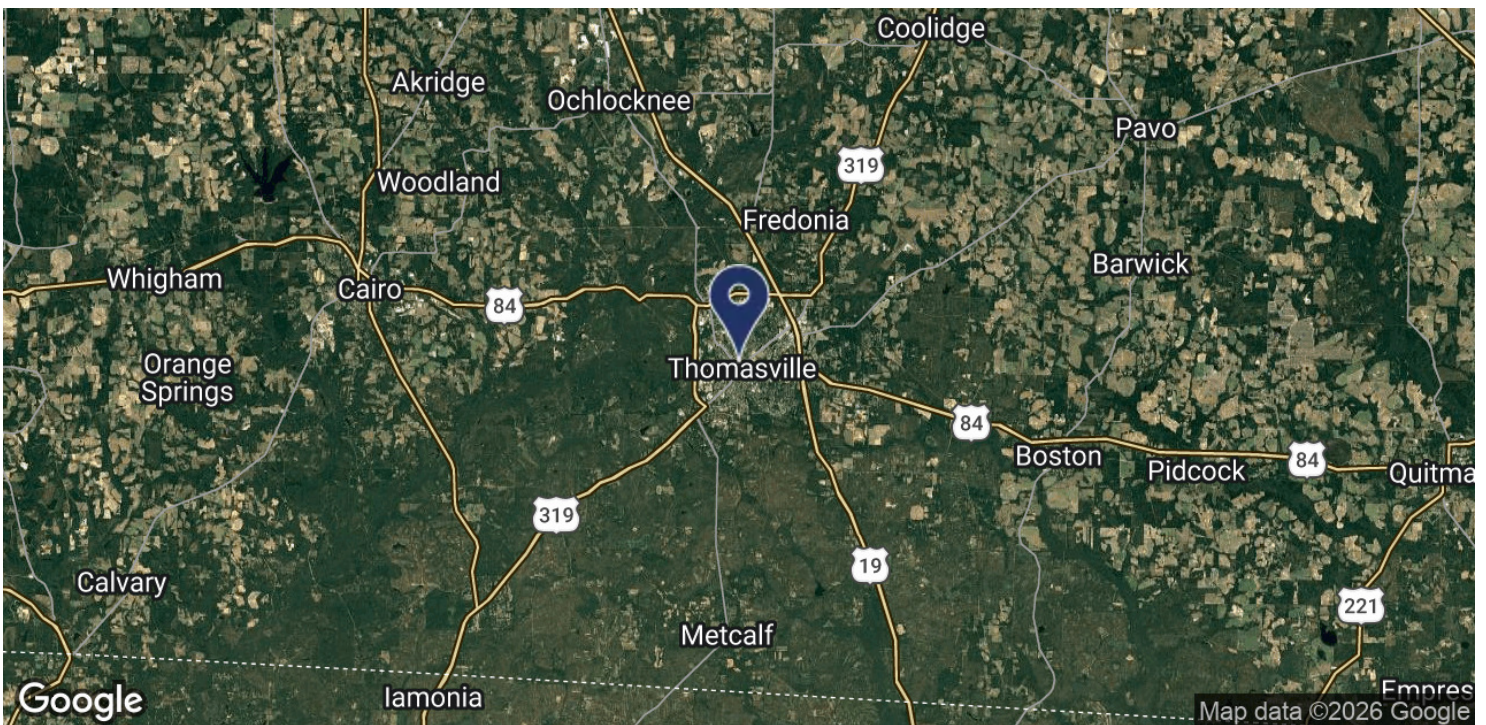
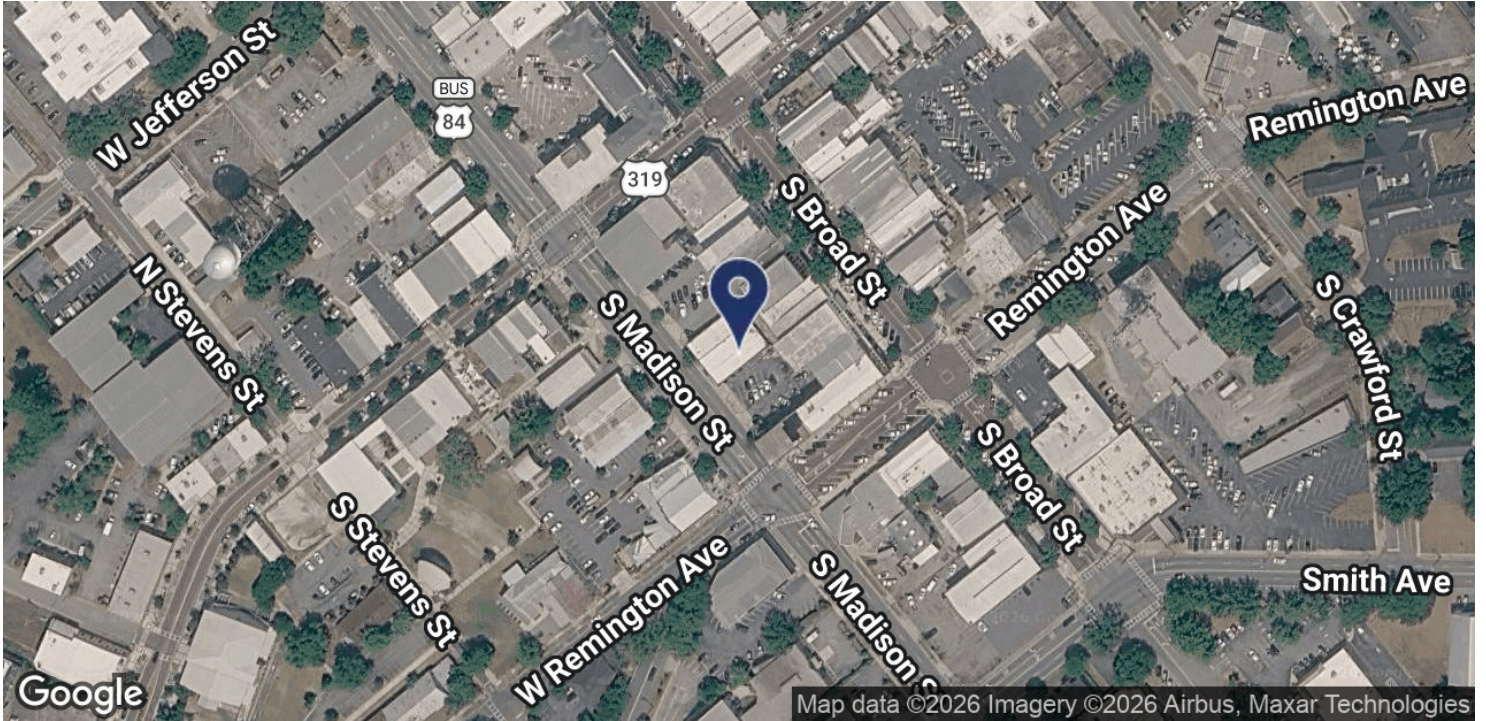




LOCATION MAP

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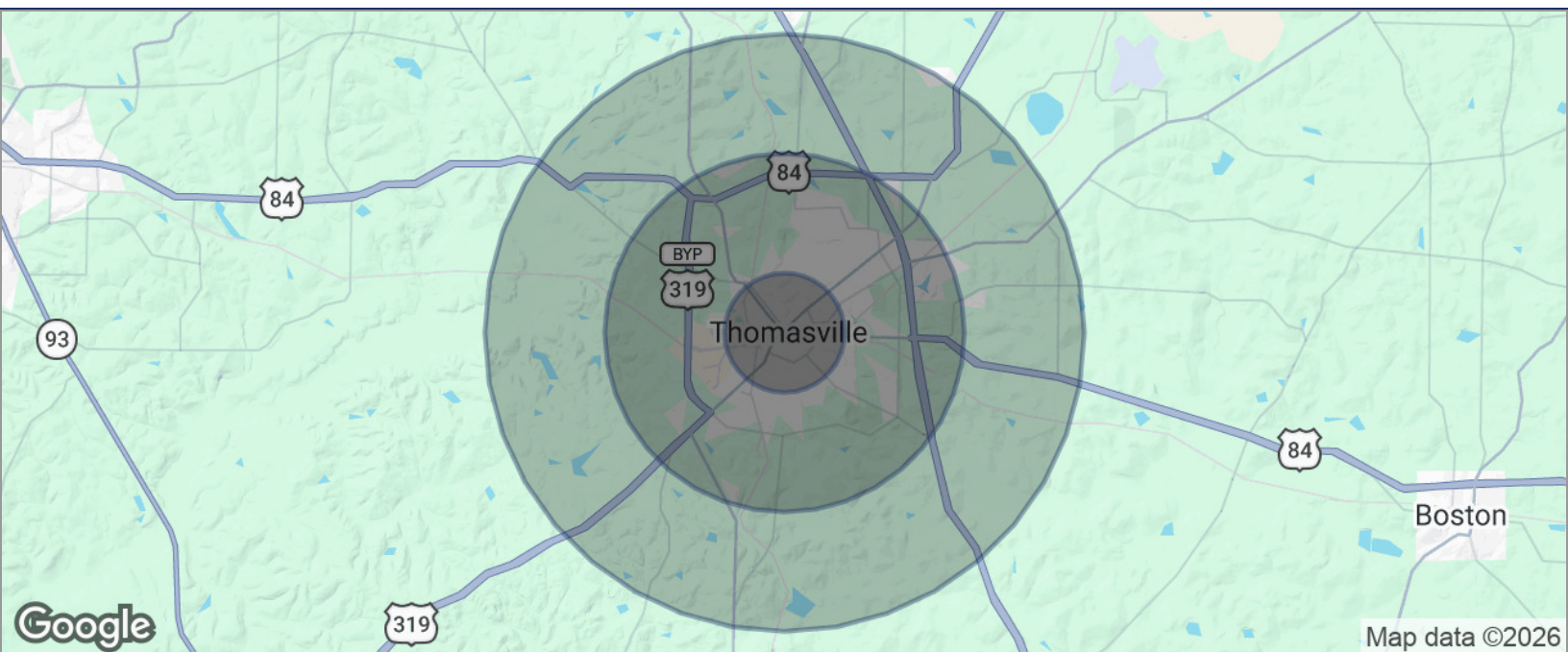




## DEMOGRAPHICS MAP

## DOWNTOWN THOMASVILLE OFFICE FOR SALE OR LEASE

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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	5,210	22,028	28,948
MEDIAN AGE	42	41	41
MEDIAN AGE (MALE)	40	39	39
MEDIAN AGE (FEMALE)	43	42	42

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,231	9,165	11,821
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$72,895	\$88,949	\$90,233
AVERAGE HOUSE VALUE	\$269,043	\$264,650	\$271,502

\* Demographic data derived from 2020 ACS - US Census

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