



## EXECUTIVE SUMMARY

## 4 PARCELS FOR SALE

US HIGHWAY 19 &amp; 84, THOMASVILLE, GA 31792



## OFFERING SUMMARY

<b>Lot 09-C:</b>	1.015 acres for \$575,000
<b>Lot 11-C:</b>	1.220 acres for \$595,000
<b>Lot 12-C:</b>	1.391 acres for \$235,000 <b>SOLD</b>
<b>Lot 13-C:</b>	2.325 acres for \$295,000 <b>SOLD</b>
<b>Lot 14-C:</b>	1.695 acres for \$355,000 <b>SOLD</b>
<b>Lot 15-C:</b>	2.101 acres for \$375,000 <b>SOLD</b>
<b>Lot 16-C2:</b>	1.49 acres for \$595,000 <b>UNDER CONTRACT</b>
<b>Lot 16-C3:</b>	1.38 acres for \$575,000 <b>UNDER CONTRACT</b>
<b>Lot 16-C4:</b>	1.07 acres for \$495,000
<b>Lot 16-C5:</b>	1.435 acres for \$495,000
<b>Lot 16-CZ:</b>	6.24 acres for \$575,000 <b>SOLD</b>

## LOT DETAILS

Located at the intersection of US 19 & 84, these parcels are situated in Thomasville's main retail corridor and serve a five-county trade area of 150,000+ people. Grand Park Apartments, a new 280-unit luxury apartment complex, is building another 80 units. A new Home2 Suites recently opened. Contact the listing agent if a larger parcel is needed. Build to suit opportunities will be considered.

## PROPERTY OVERVIEW

Located at the intersection of US 19 and US 84 in East Thomasville, GA.

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3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
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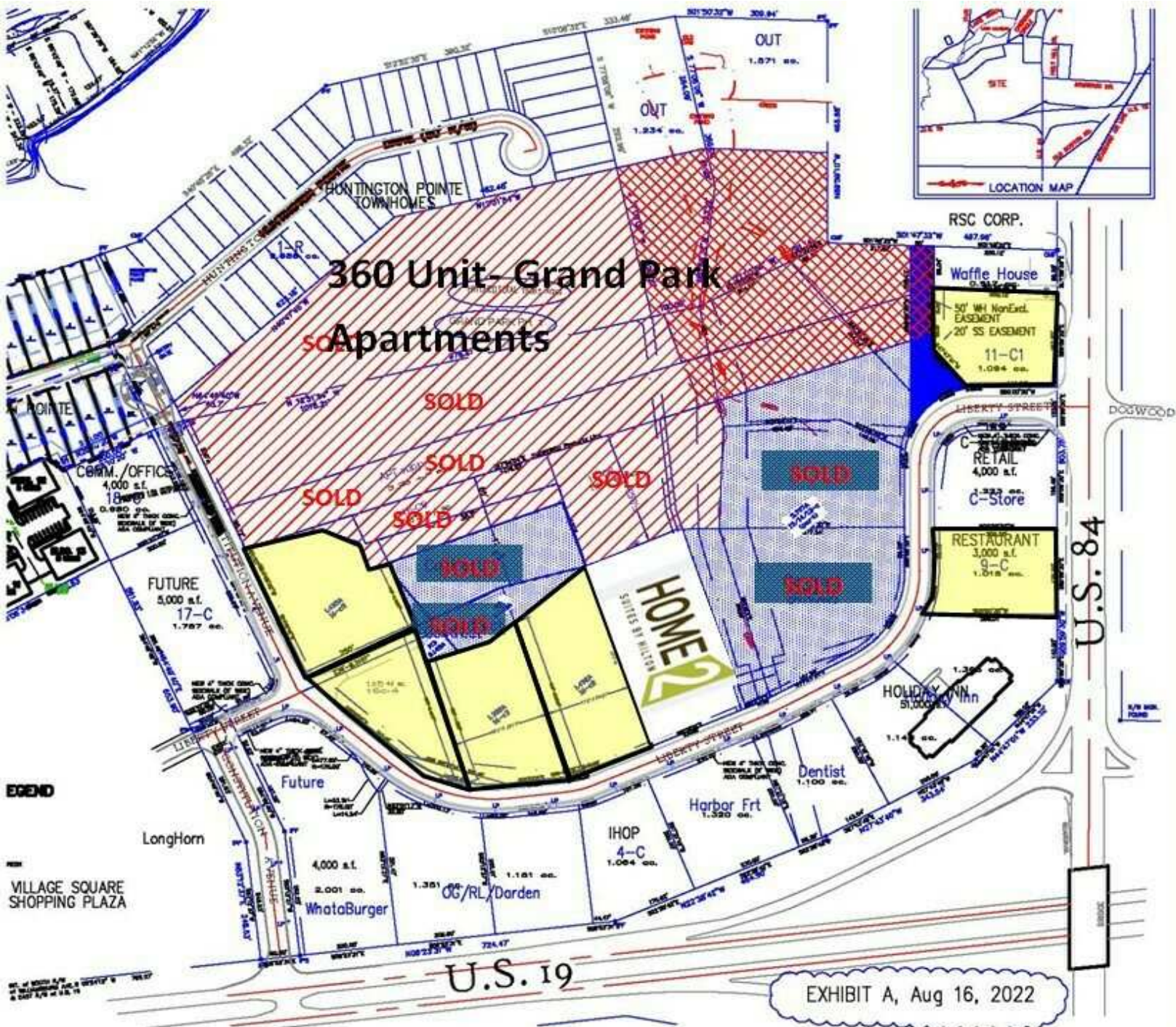




AVAILABLE PARCELS: 11-C1, 9-C, 16-C2, C3, C4 & C5

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AVAILABLE PARCELS: CLOSE UP VIEW FOR 16-C2, C3, C4 & C5

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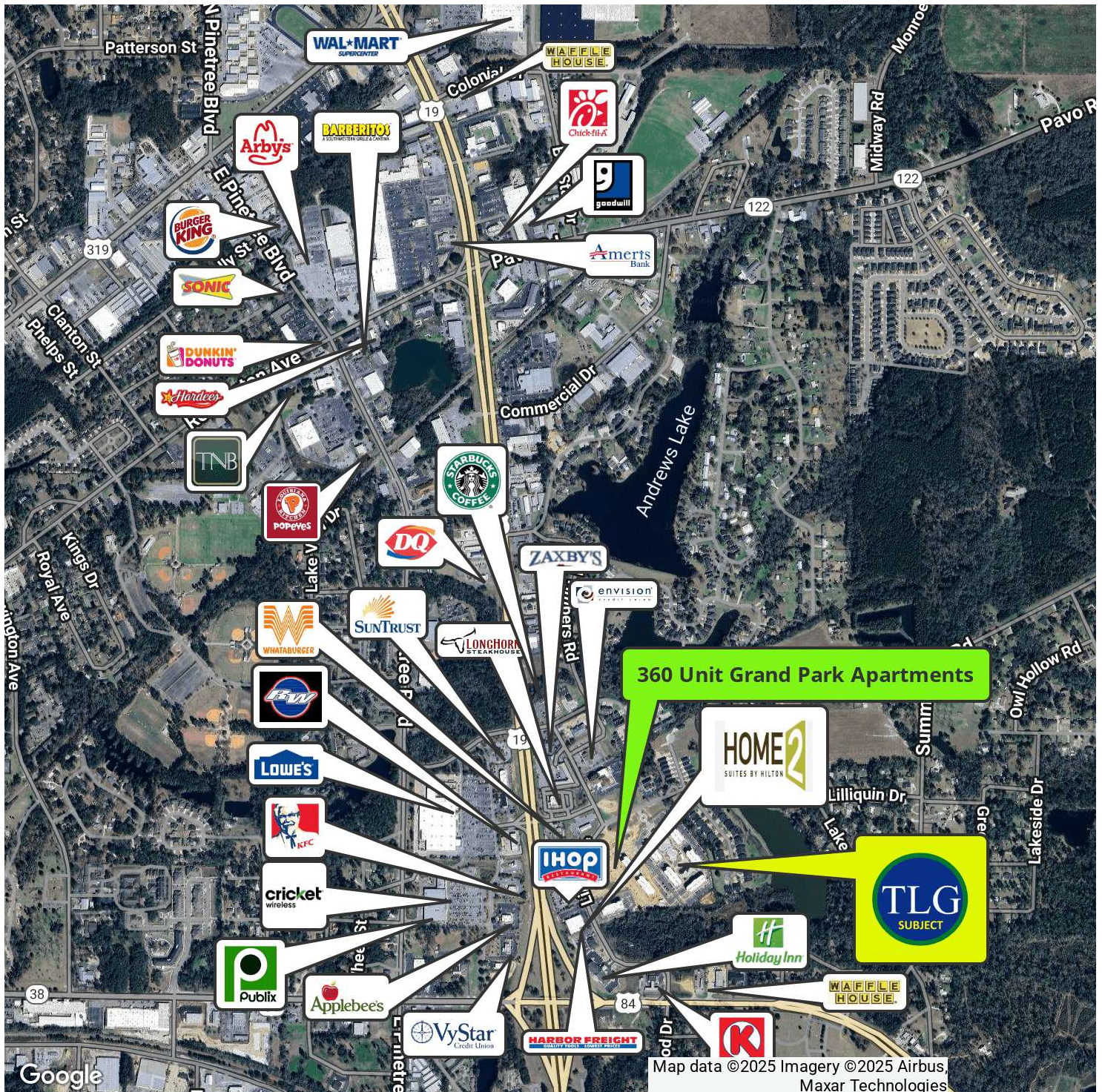




RETAILER MAP

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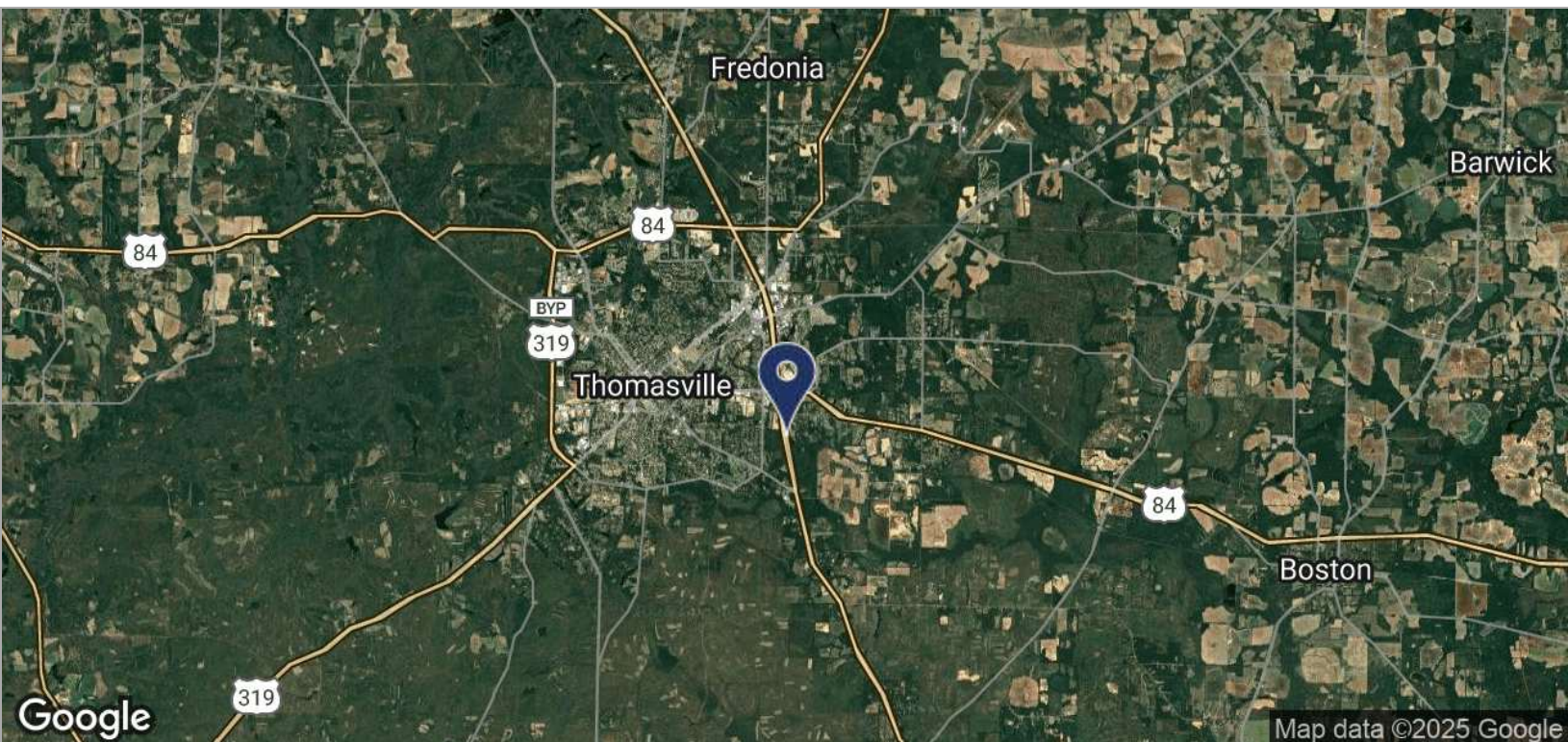
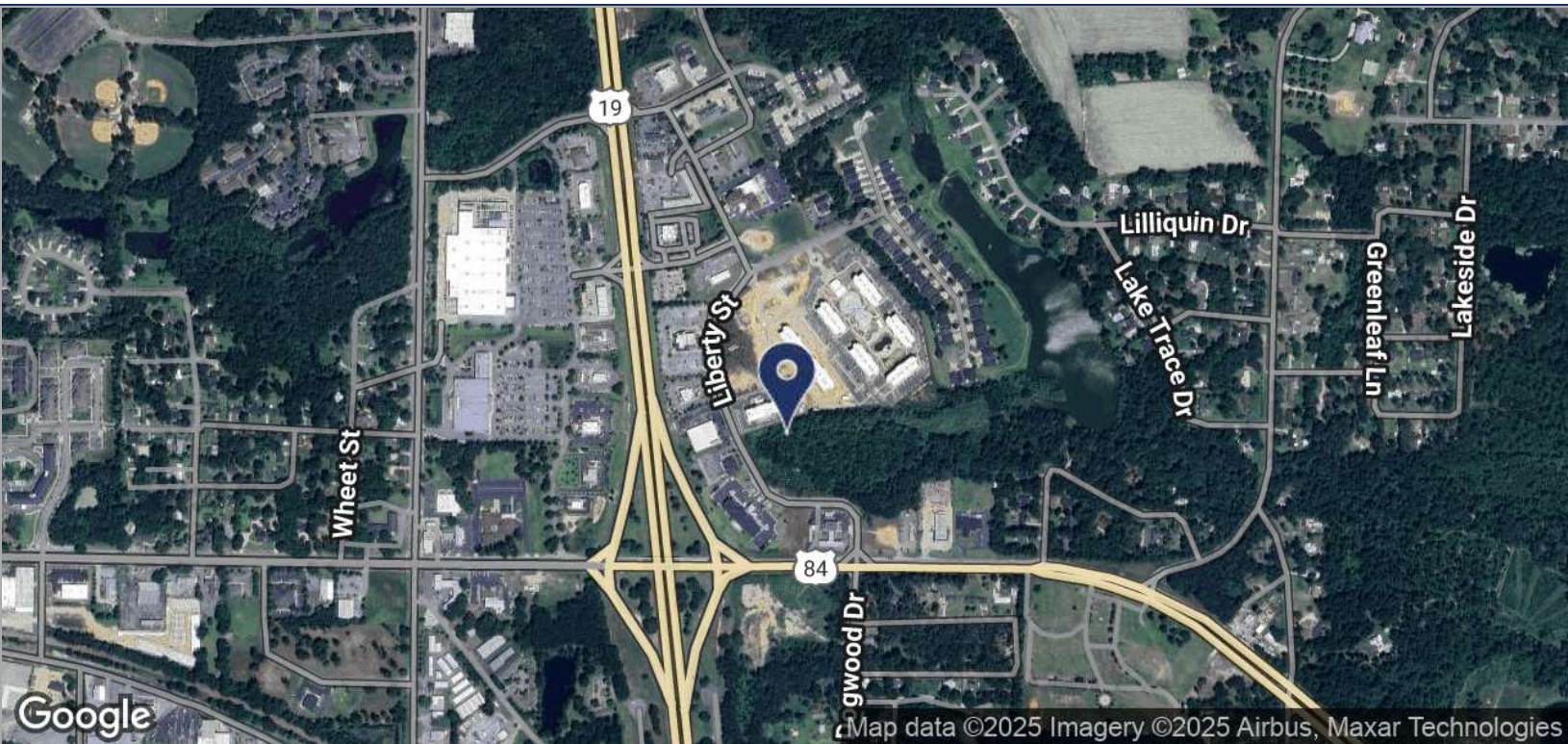




LOCATION MAPS

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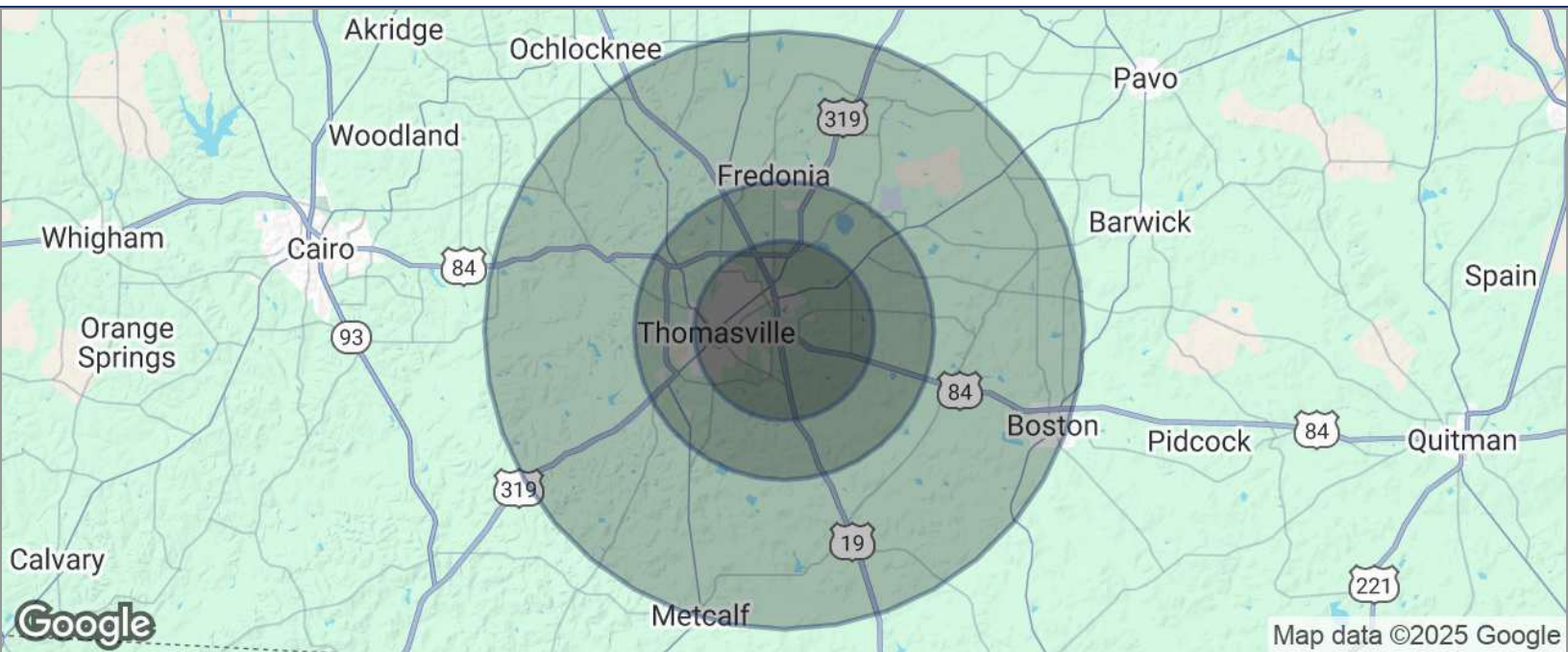




## DEMOGRAPHICS MAP

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	16,641	25,610	36,083
MEDIAN AGE	39.5	38.8	40.0
MEDIAN AGE (MALE)	36.9	34.8	36.5
MEDIAN AGE (FEMALE)	42.9	41.0	41.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,039	12,215	16,705
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$54,552	\$54,757	\$58,343
AVERAGE HOUSE VALUE	\$155,012	\$143,413	\$150,819

\* Demographic data derived from 2020 ACS - US Census

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