



COMMERCIAL REAL ESTATE

OFFICE/RETAIL PROPERTY FOR SALE



Investment Opportunity!
848 East Pinetree Boulevard
Thomasville, GA 31792

TREY DESANTIS
Partner/Associate
850.766.6868
treyl@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY

848 EAST PINETREE BOULEVARD

THOMASVILLE, GA 31792

**OFFERING SUMMARY**

Sale Price:	\$499,000.00
Lot Size:	0.35 Acres
Year Built:	1987
Building Size:	4,500 SF
Zoning:	Commercial
APN:	046H 105

PROPERTY OVERVIEW

ATTENTION INVESTORS! This 4,500 sf building is divided into two spaces. One side is +/- 2,700 sf and has an office buildout with a reception area, kitchenette, four offices, two bathrooms, a conference room, and two large areas for cubicles or storage. This space has been leased for three years with options. Tenant is paying \$2,500 per month. The other side is +/- 1,800 sf and is currently occupied by Wild Hair and Tan Salon. Very nice finishes with four hair stations, a nail salon room, a washroom, a massage room, and tanning rooms. The Salon tenant would like to remain and will sign a long-term lease with Buyer or will relocate if needed.

LOCATION OVERVIEW

Located in Thomasville, GA on E Pinetree Blvd., and less than a 1/2 mile to US HWY 84 & 19.

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OFFICE PHOTOS
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SALON PHOTOS
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RETAILER MAP

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PARCEL MAP

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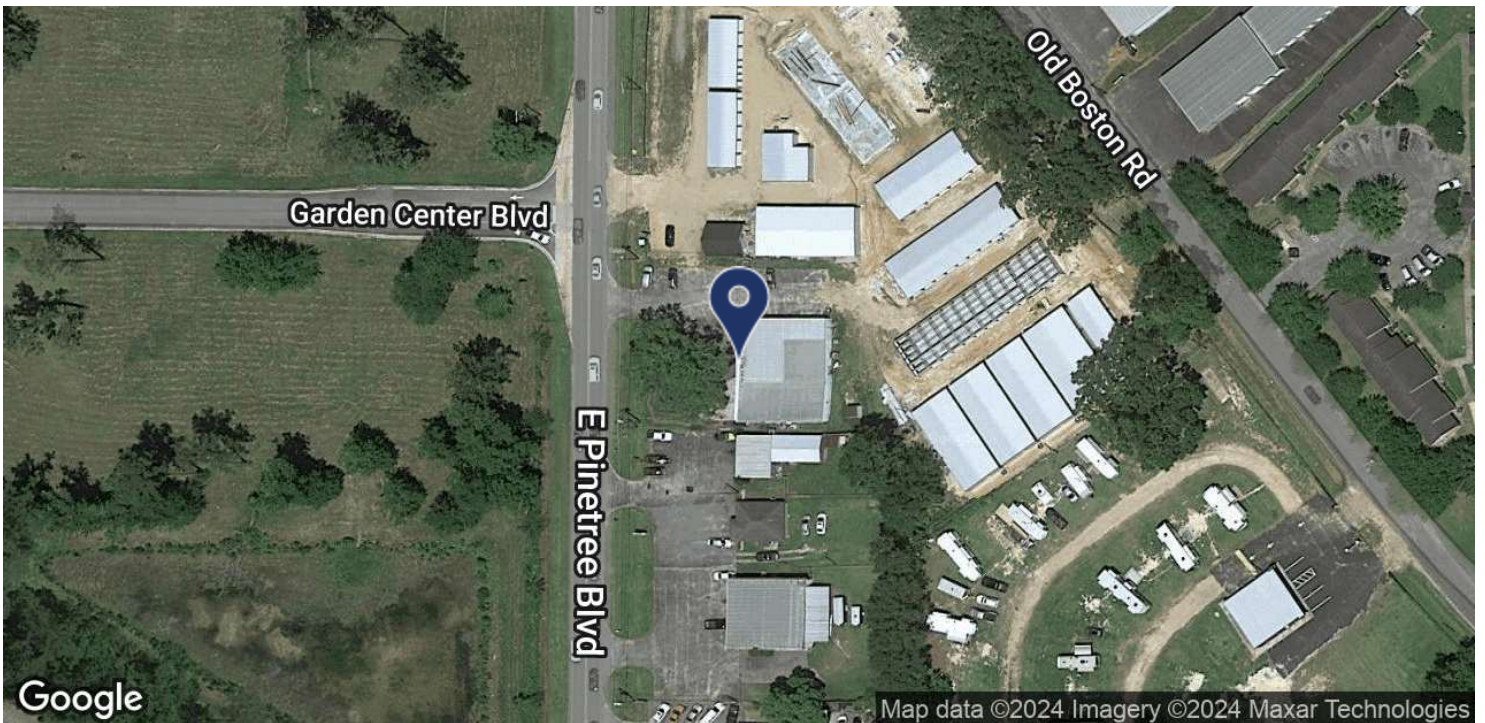
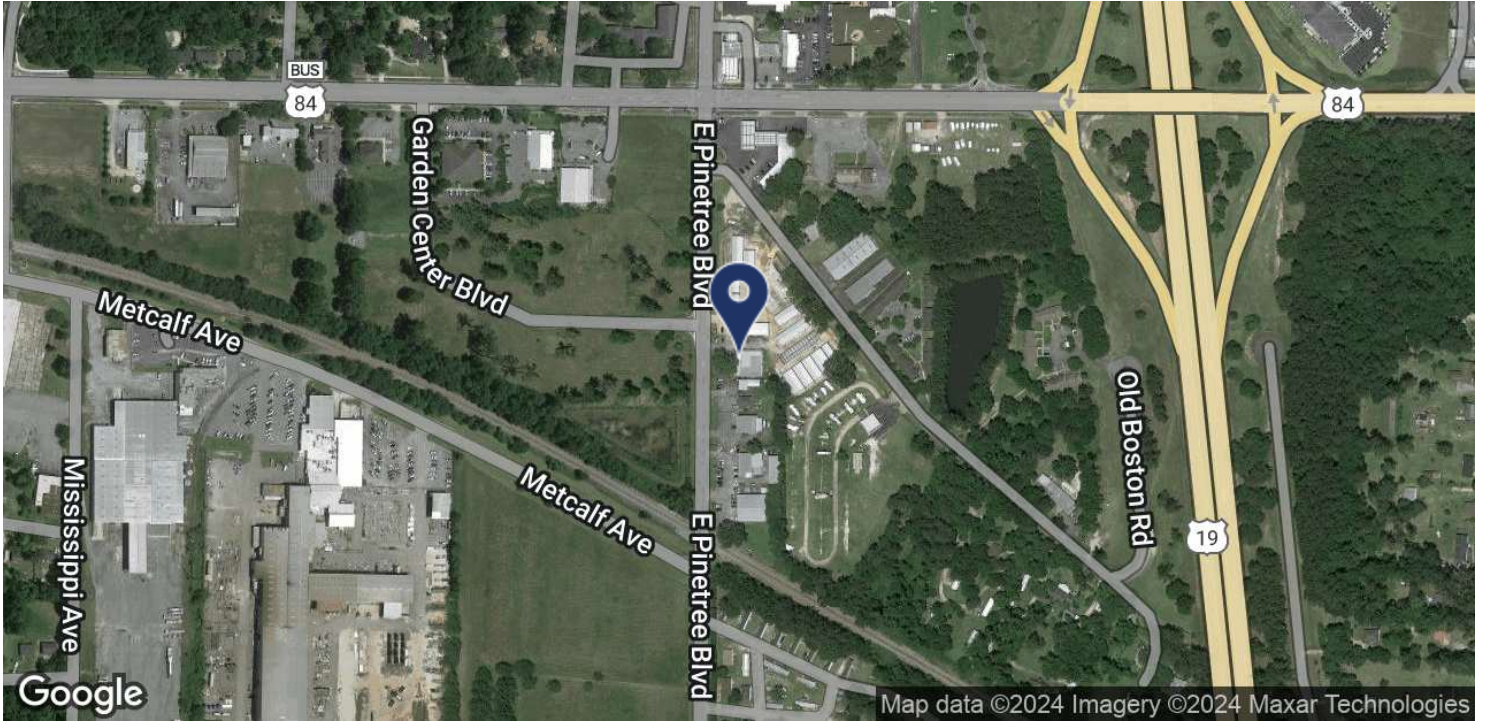




LOCATION MAP

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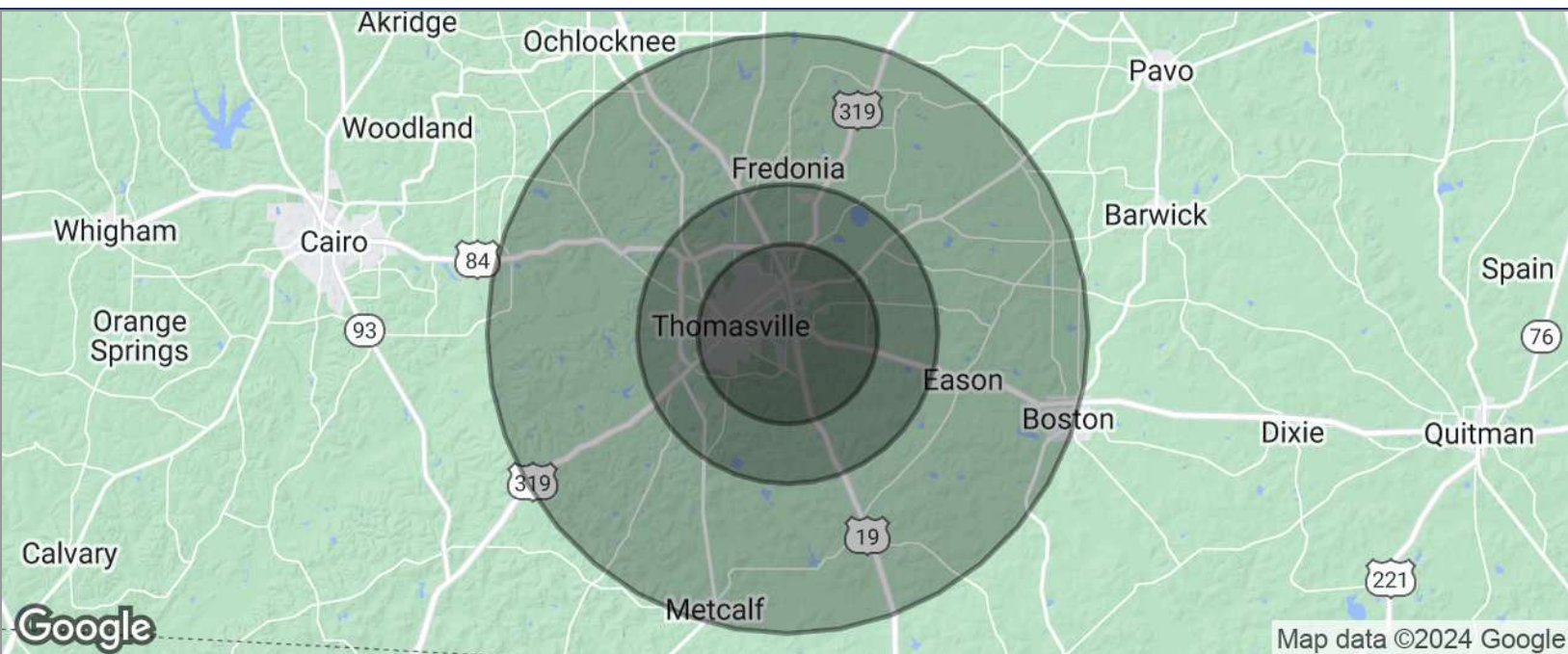




DEMOGRAPHICS MAP

848 EAST PINETREE BOULEVARD

THOMASVILLE, GA 31792

**POPULATION**

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	17,508	25,269	35,976
MEDIAN AGE	38.9	38.9	40.0
MEDIAN AGE (MALE)	35.7	34.8	36.5
MEDIAN AGE (FEMALE)	42.1	41.1	41.8

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,459	12,065	16,639
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$53,574	\$54,770	\$58,584
AVERAGE HOUSE VALUE	\$150,261	\$144,110	\$151,610

* Demographic data derived from 2020 ACS - US Census

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