



EXECUTIVE SUMMARY

RETAIL DEVELOPMENT

HWY 19 SOUTH, THOMASVILLE, GA 31792



OFFERING SUMMARY

Sale Price:	\$650,000.00 (current price & parcel size)
Lot Size:	1.04 - 1.43 Acres
Zoning:	Commercial
APN:	Portion of 046 076

PROPERTY OVERVIEW

From 1.04 acres up to 1.43 acres, ideal location for retail development of US HWY 19 South. Adjacent to a Take 5 Oil Change and neighbors a TNT Supercenter Dealership. Lot is a portion of a larger parcel & has a 20' easement that connects it to E Pinetree Blvd., a busy retail area in Thomasville. Neighboring retailers include Dairy Queen, Sonny's BBQ, Publix, Starbucks, IHOP, Thomasville Toyota, and many more. For a full list of retail establishments, see Retailer Map on page 2.

1. \$650,000 for 1.04 acres (current price & parcel size)
 2. \$715,000 for 1.1 acres at 140 feet of frontage
 3. \$832,000 for 1.28 acres at 177.55 feet of frontage
 4. \$851,500 for 1.31 acres at 182.55 feet of frontage
 5. \$877,500 for 1.35 acres at 187.55 feet of frontage
 6. \$929,000 for 1.43 acres at 197.55 feet of frontage
- *Contact Broker if larger parcel is needed.*

LOCATION OVERVIEW

S HWY 19, North of the intersection of HWY 19 & 84.

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RETAILER MAP

RETAIL DEVELOPMENT

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Google

Map data ©2025 Imagery ©2025 Maxar Technologies

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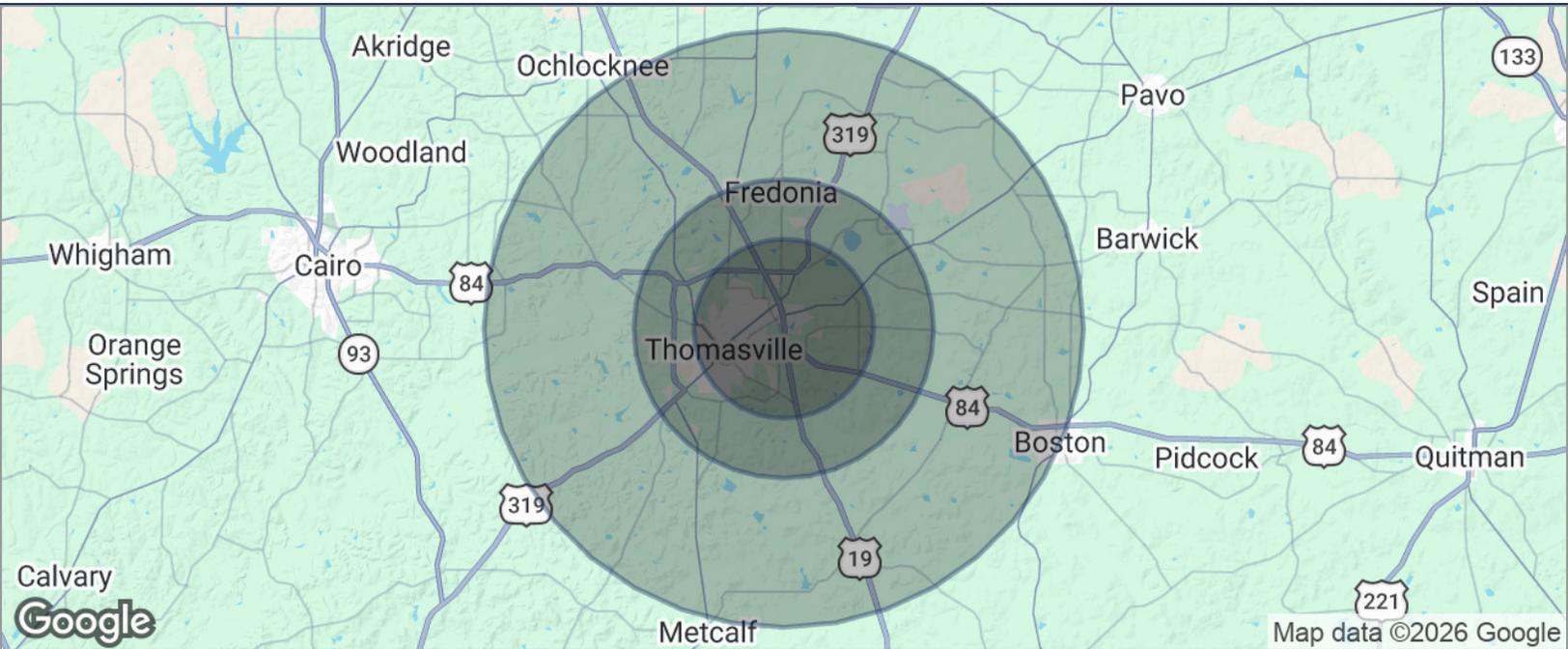
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DEMOGRAPHICS MAP

RETAIL DEVELOPMENT

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	18,146	25,900	36,520
MEDIAN AGE	39.3	38.7	40.0
MEDIAN AGE (MALE)	35.8	34.6	36.6
MEDIAN AGE (FEMALE)	42.7	40.9	41.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,774	12,311	16,897
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$53,215	\$54,468	\$58,232
AVERAGE HOUSE VALUE	\$149,501	\$142,716	\$150,358

* Demographic data derived from 2020 ACS - US Census

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