



COMMERCIAL REAL ESTATE

LAND FOR SALE



Commercial Lot in Major Retail Corridor

1460 Remington Ave.
Thomasville, GA 31792

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EXECUTIVE SUMMARY

COMMERCIAL LOT

1460 REMINGTON AVE, THOMASVILLE, GA 31792



OFFERING SUMMARY

Sale Price:	\$399,000.00
Lot Size:	0.47 Acres
Zoning:	002
APN:	045ETH 092

PROPERTY OVERVIEW

DEVELOPMENT OPPORTUNITY! .47 +/- acre commercial lot in major retail corridor is for sale on Remington Avenue. This vacant and cleared lot is ideal for retail or office. Tons of retailers and services surrounding the property including Gateway Shopping Center (directly across the street), Walmart, Tractor Trailer Supply Co., TJ Maxx, Bealls, Anytime Fitness, CVS Pharmacy, Hardee's, Smoothie King, Chick Fil A, Taco Bell, Hampton Inn, Wyndam Hotel, and many more.

Contact Agent for potential Ground Lease, if needed.

LOCATION OVERVIEW

Located on Remington Ave. between US 19 and E Pinetree Blvd. Property is easily accessible and within a major retail corridor, which includes many national brand retailers. Traffic counts are 17,500 AADT at the property.

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RETAILER MAP COMMERCIAL LOT

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Google

Map data ©2024 Imagery ©2024
Maxar Technologies

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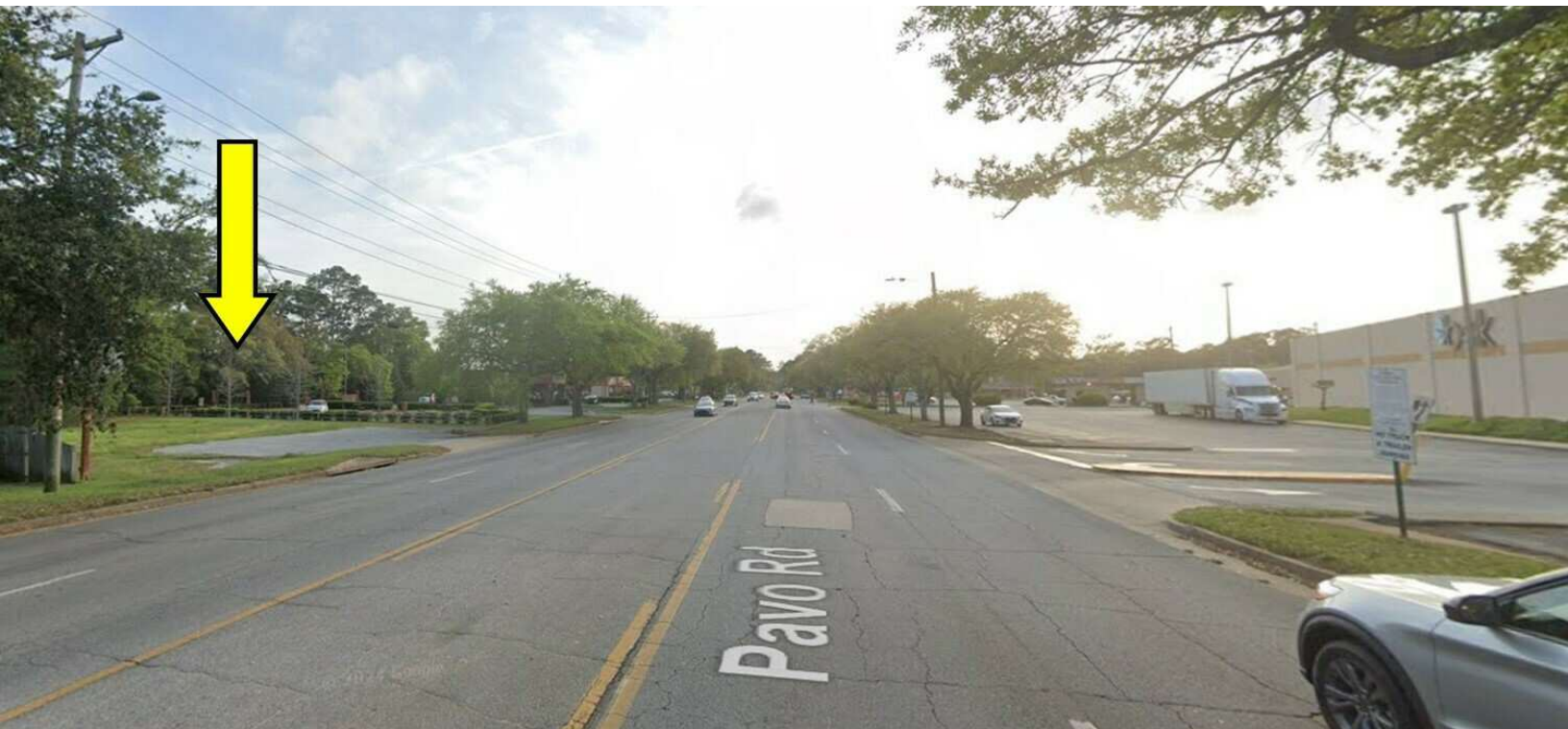
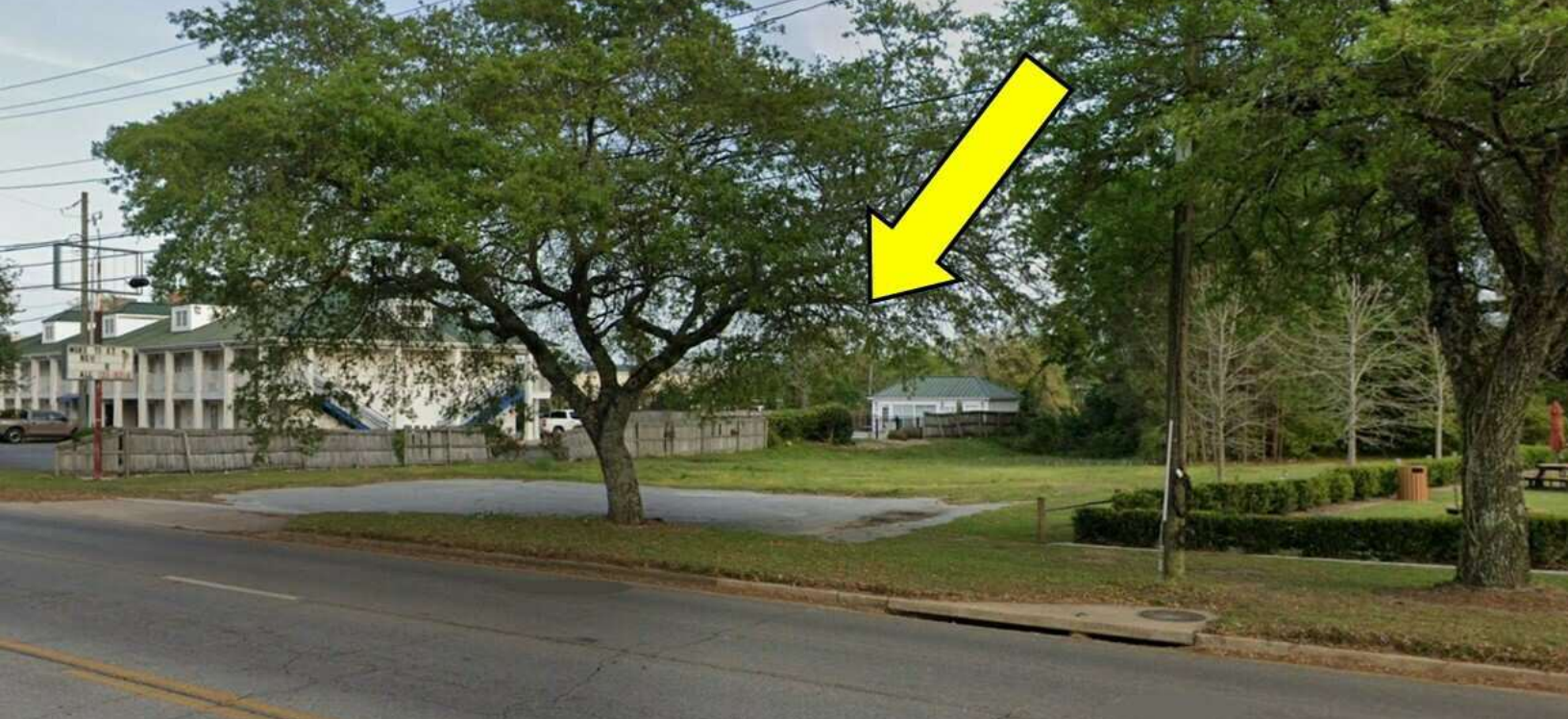
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ADDITIONAL PHOTOS
COMMERCIAL LOT

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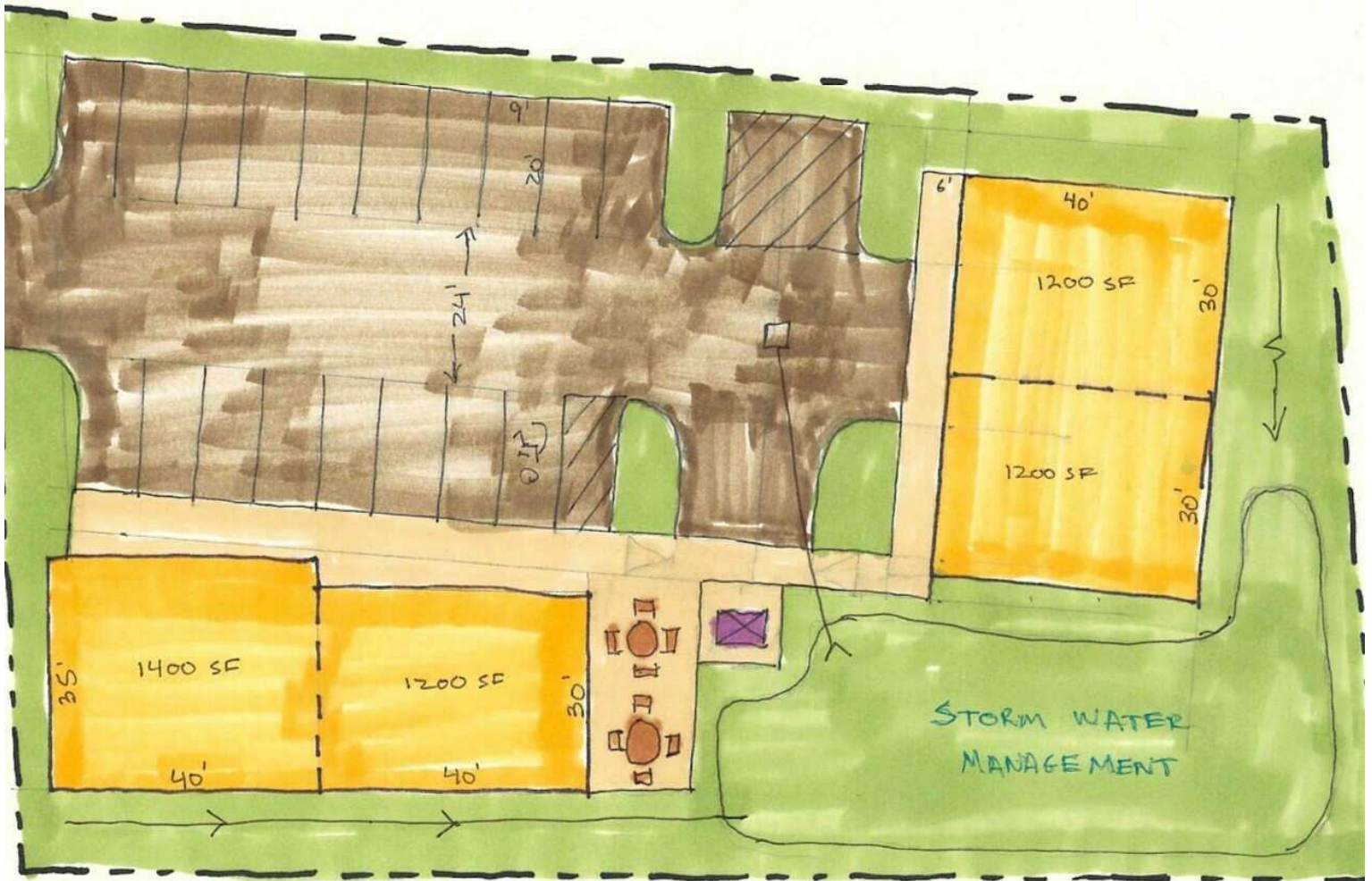
CONCEPTUAL PLAN PREPARED BY SELLER

COMMERCIAL LOT

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1460 REMINGTON AVE

5,000 SF RETAIL SHOPPING CENTER
 17 SPACES REQ'D, 18 SPACES PROVIDED
 ZONING: C-2



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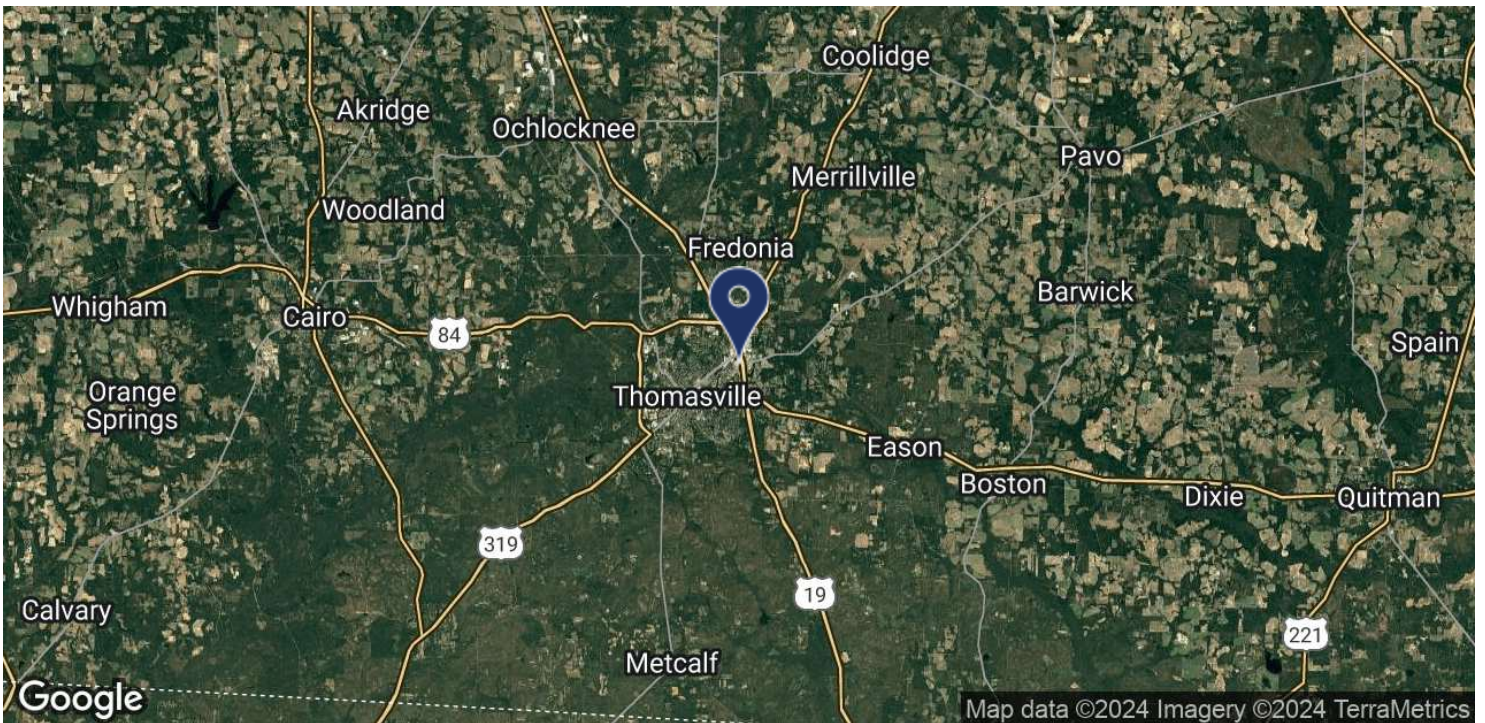
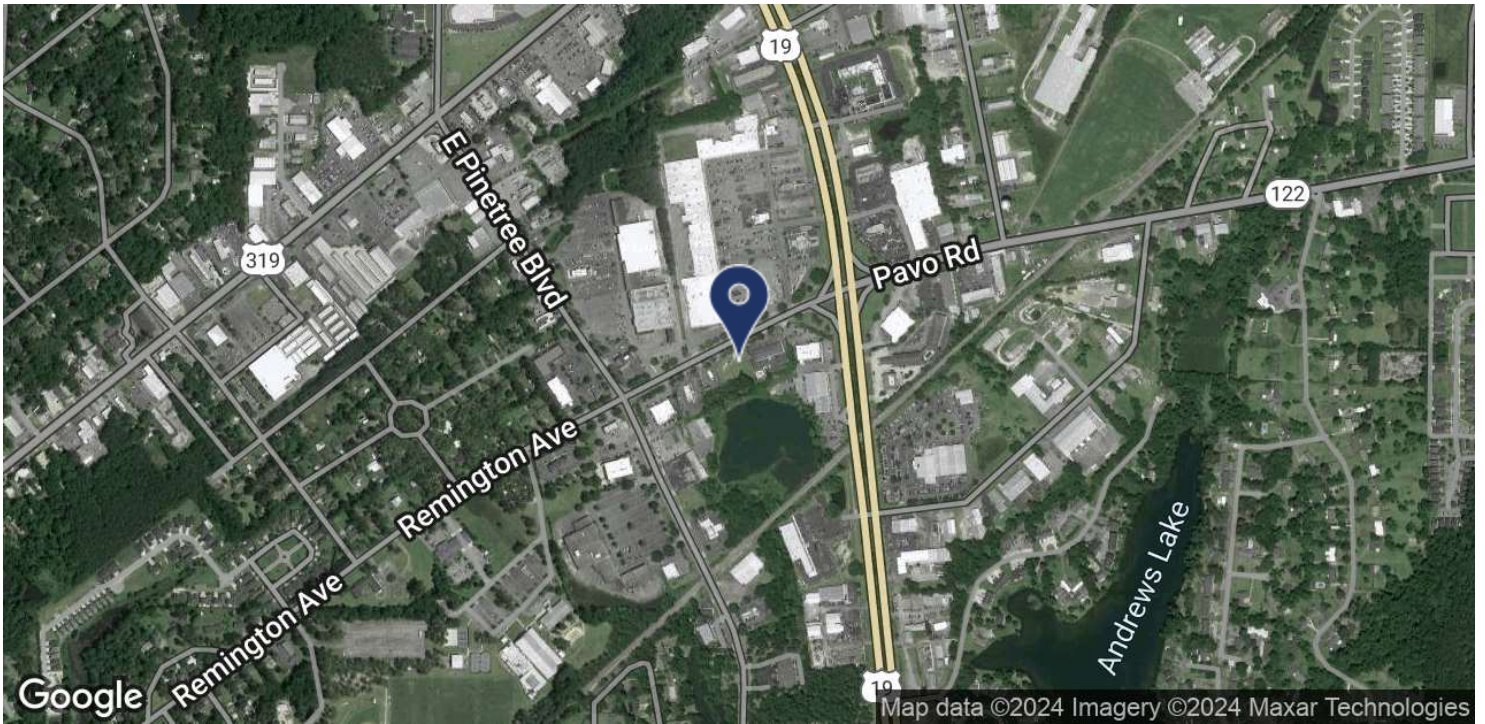




LOCATION MAP

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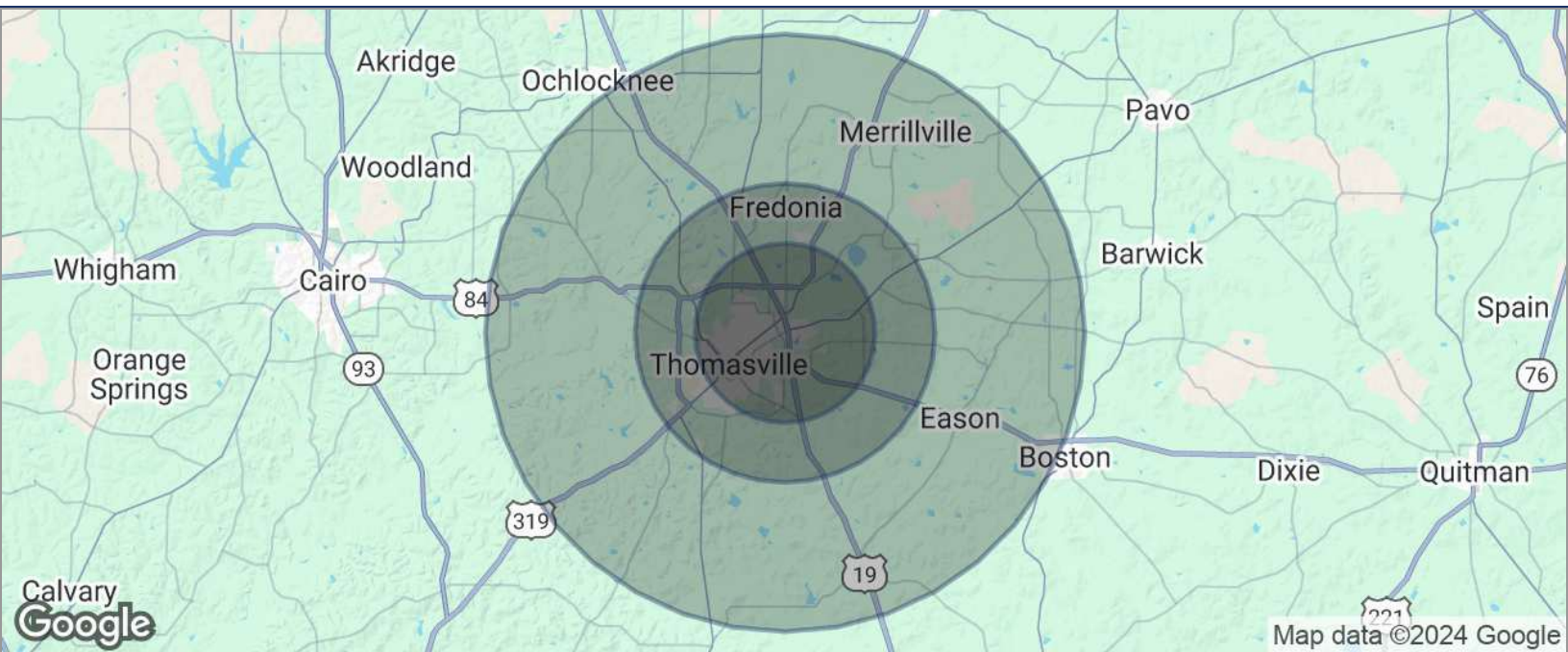




DEMOGRAPHICS MAP

COMMERCIAL LOT

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	22,150	29,147	36,712
MEDIAN AGE	41	41	41
MEDIAN AGE (MALE)	39	39	39
MEDIAN AGE (FEMALE)	42	42	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	9,188	11,910	14,867
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$86,392	\$87,925	\$90,594
AVERAGE HOUSE VALUE	\$259,107	\$263,426	\$268,383

* Demographic data derived from 2020 ACS - US Census

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