



FOR LEASE

THOMSON OFFICE BUILDING

540 Jackson Street, Thomson, GA 30824

**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
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706.922.0395

Property Summary



OFFERING SUMMARY

Lease Rate:	\$7.23 SF/yr (NN)
Building Size:	2,818 SF
Available SF:	2,818 SF
Lot Size:	0.17 Acres
Year Built:	1948
Renovated:	1984
Zoning:	B1 (Highway Business)
Traffic Count:	5,240

PROPERTY OVERVIEW

This former dentist office features medium-sized offices with plenty of room for storage and expansion. The space would be ideal for a professional-based user such as an architect, engineer, or physician, but the building has potential to be utilized for any office or small retail operation.

LOCATION OVERVIEW

Just on the outskirts of downtown Thomson, this office space is located near the heavily trafficked intersection of Hill and Jackson Streets. It is approximately 10 minutes from I-20, 30 minutes from Fort Gordon Gates 1, 2, and 7, and can easily reach downtown Augusta within 45 minutes. Hill Street (US Hwy 78) is a direct route to Warrenton, Harlem, and Augusta, while Jackson Street (GA Hwy 17) leads to the towns of Wrens and Louisville.

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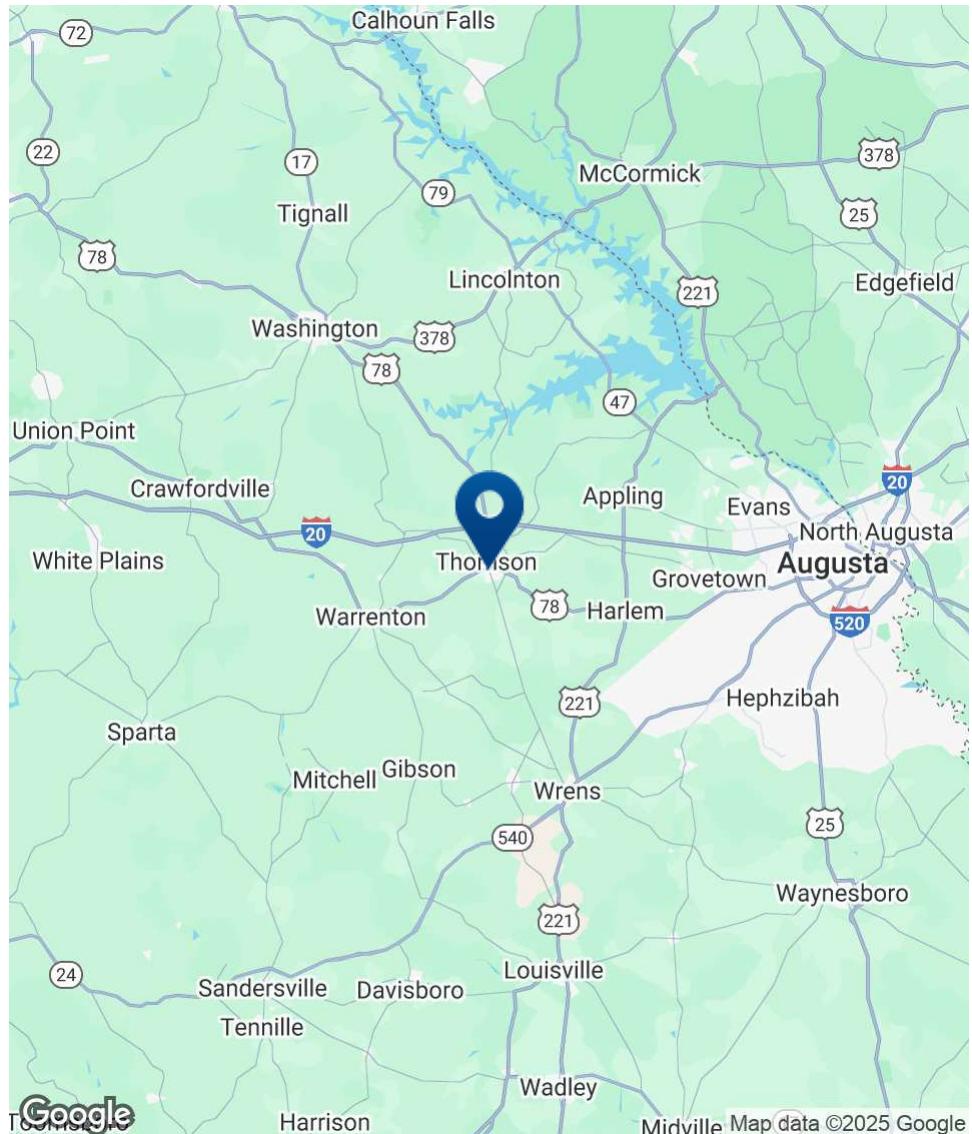
Additional Photos



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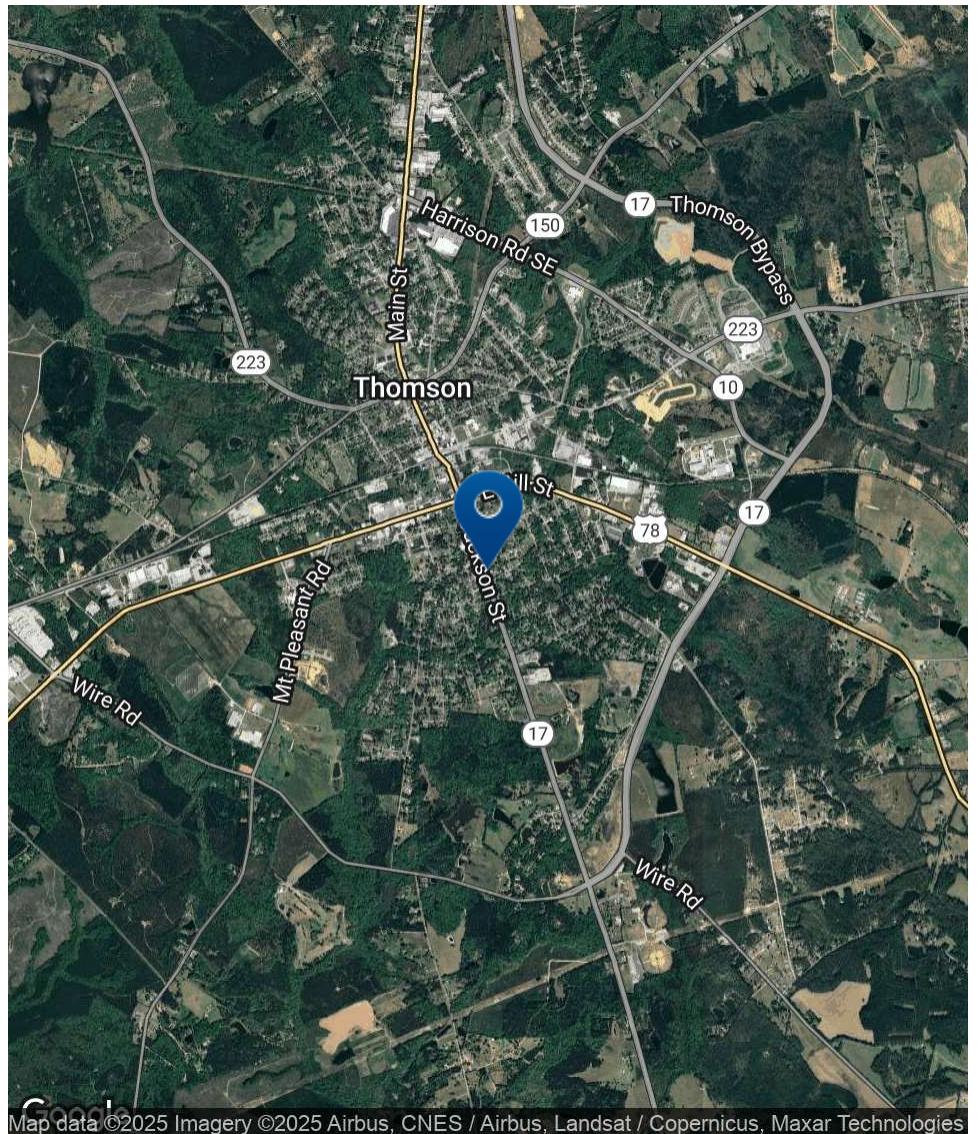
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Location Map



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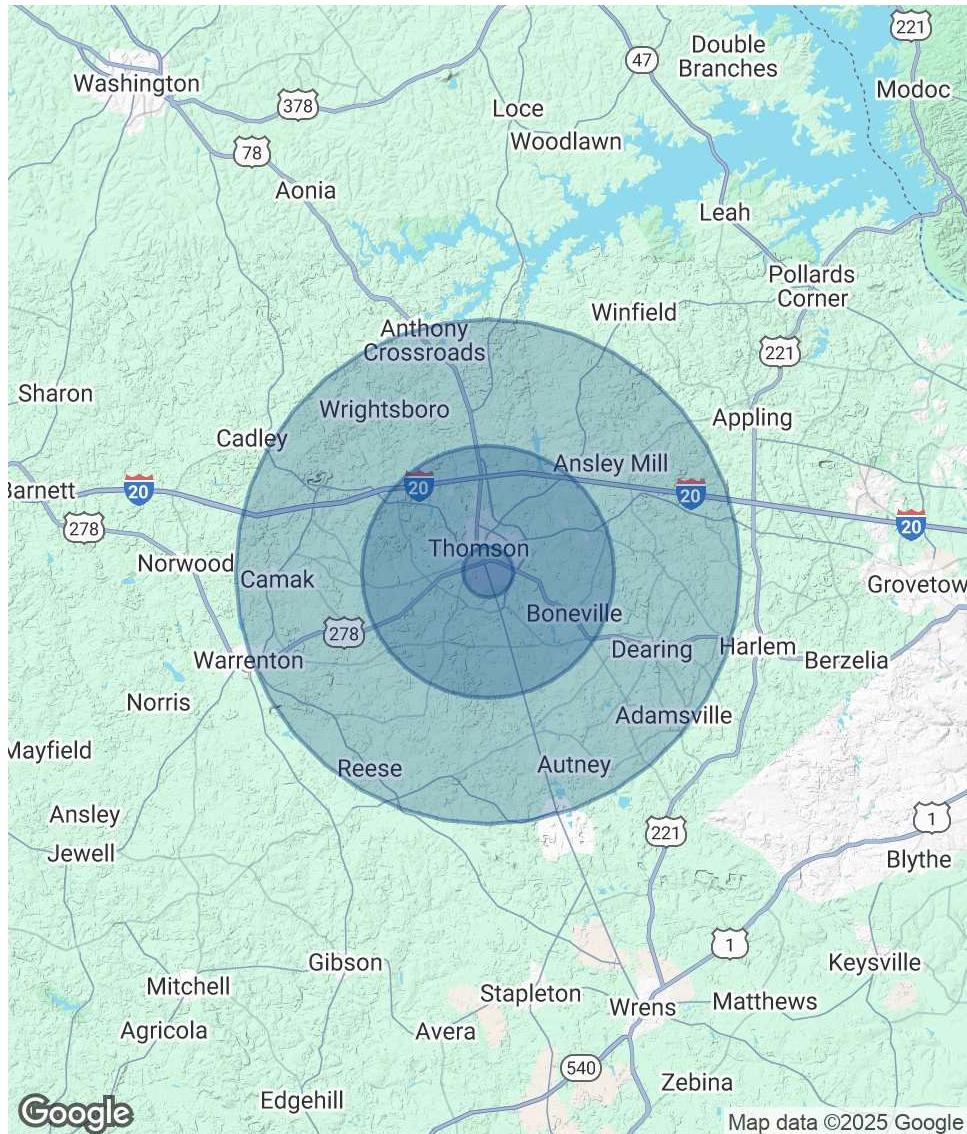


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,056	13,321	24,150
Average Age	36.3	37.3	38.6
Average Age (Male)	29.9	36.1	37.8
Average Age (Female)	35.5	39.2	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	948	5,896	10,519
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$41,316	\$49,806	\$51,768
Average House Value	\$73,033	\$120,696	\$127,482

2020 American Community Survey (ACS)



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Contact



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Direct: **706.922.0395**

PROFESSIONAL BACKGROUND

Zack is an Augusta, GA native and started his career with Sherman and Hemstreet in 2017. Zack spent the first two and a half years in a property management capacity across the southeast, specializing in identifying and solving problems within low income housing communities to improve the overall value of the property for his clients. This quickly grew into managing all types of income-producing properties because of his passion for real estate and the relationships he developed with his clients. Zack uses his property management experience to help property owners understand the true value of their property and to help them navigate in the current real estate market. When he is not working real estate, Zack enjoys working with his hands to build or fix things and spending time outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

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