



COMMERCIAL REAL ESTATE

OFFICE SPACE AVAILABLE



Downtown Thomasville Office Building

119 S Madison St, Thomasville, GA 31792

Marty Lutes
229.221.0441
mlutes@tlgproperty.com

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



EXECUTIVE SUMMARY

DOWNTOWN THOMASVILLE OFFICE BUILDING

119 S MADISON ST, THOMASVILLE, GA 31792



OFFERING SUMMARY

Available SF:	5,425 SF
Lease Rate:	\$18.00 SF/yr (MG)
Lot Size:	0.17 Acres
Year Built:	1948
Building Size:	6,325 SF
Renovated:	2019
Zoning:	D-C
APN:	005 018016

PROPERTY OVERVIEW

The current owner occupies 900 SF of the 6,325 total SF. The lease rate is \$18 PSF, or \$8,142 per month, with a 3-year Modified Gross lease that includes utilities, property taxes, and insurance.

LOCATION OVERVIEW

Located in the heart of Downtown Thomasville, just steps from Broad Street and surrounded by the city's historic brick storefronts, boutiques, restaurants, and walkable retail core. Positioned on a well-traveled downtown corridor, the property benefits from strong foot traffic, high visibility, and close proximity to Thomasville's iconic shopping and dining district.

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ADDITIONAL PHOTOS

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RETAILER MAP

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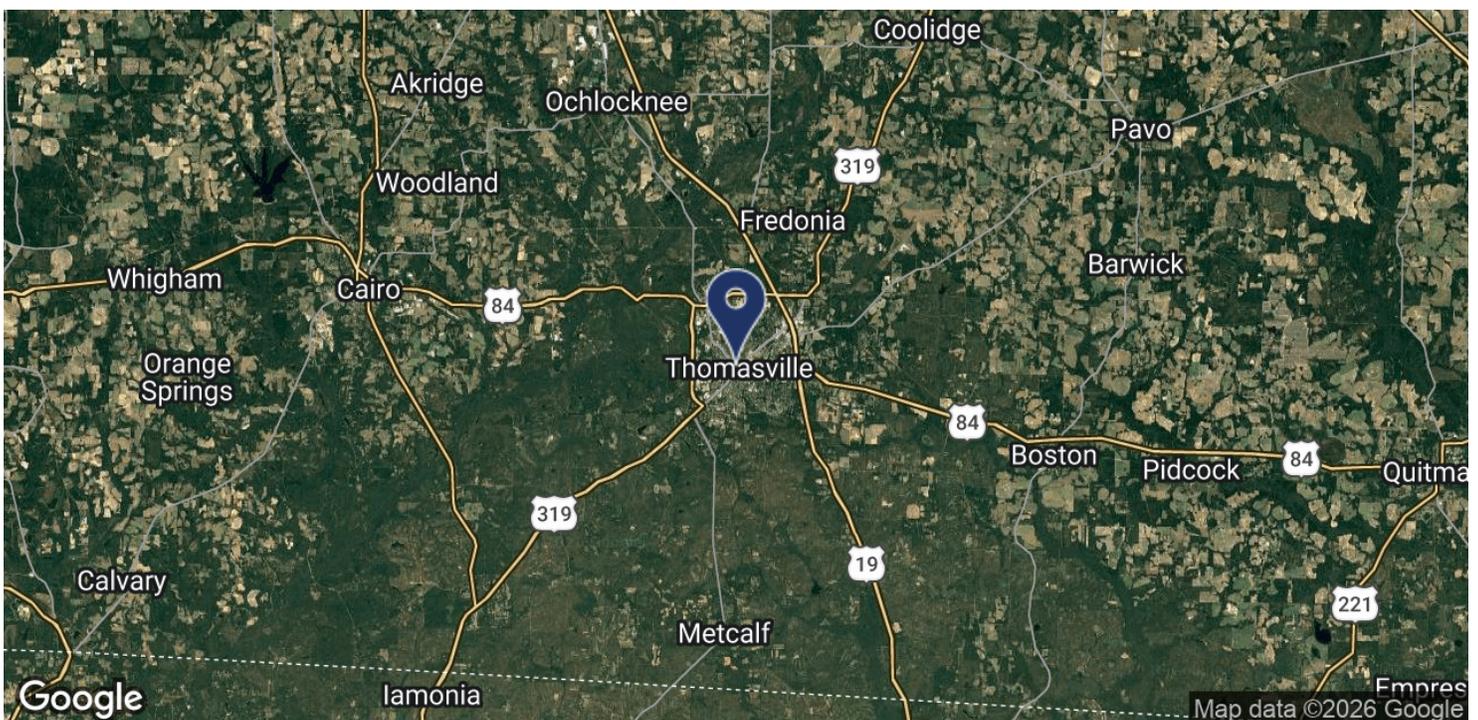
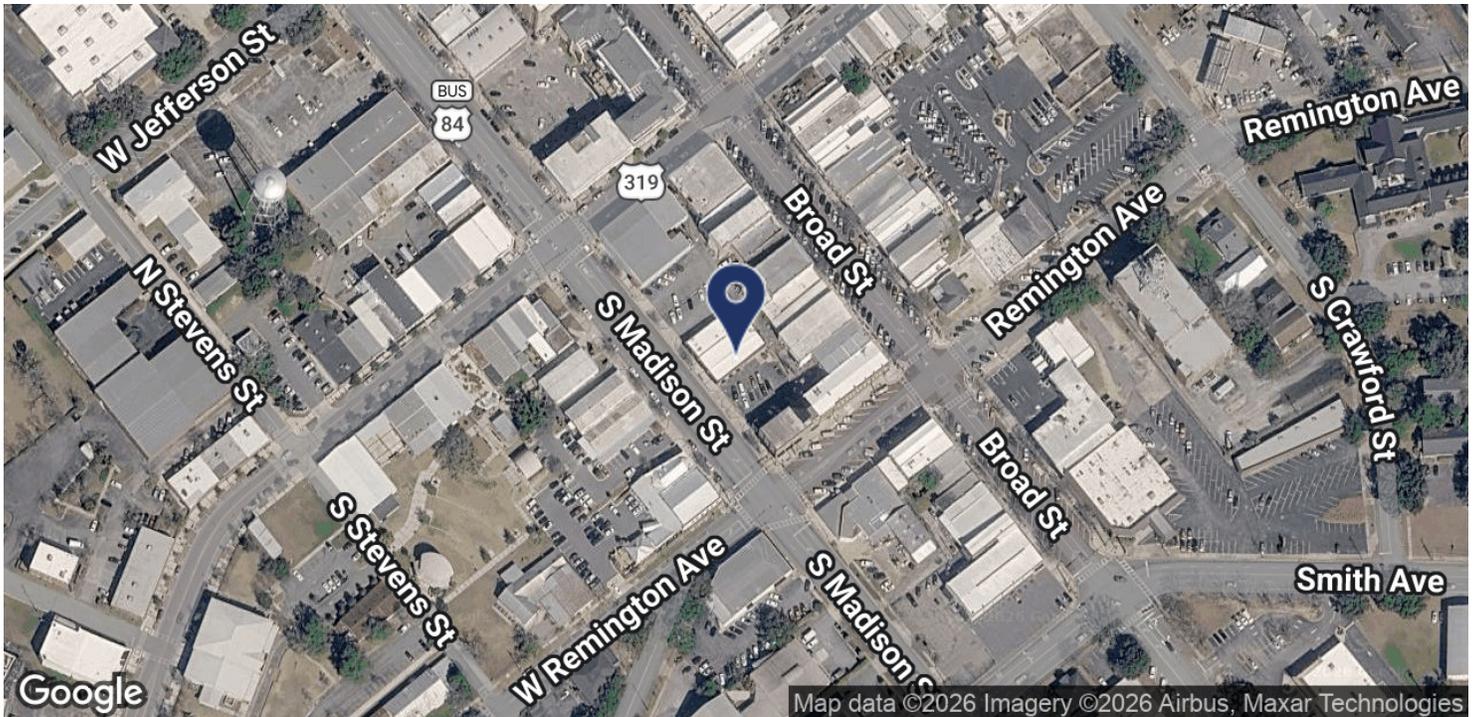




LOCATION MAP

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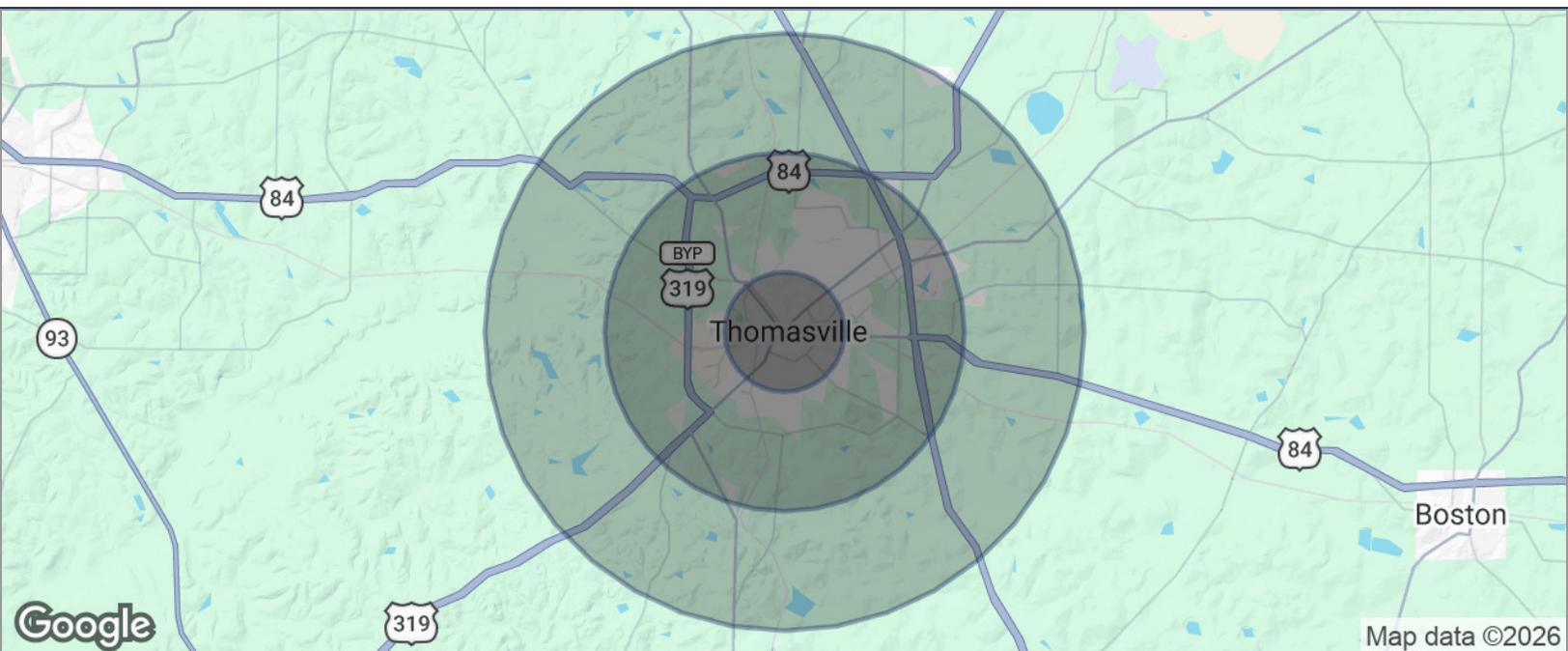




DEMOGRAPHICS MAP

DOWNTOWN THOMASVILLE OFFICE BUILDING

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,210	22,028	28,948
MEDIAN AGE	42	41	41
MEDIAN AGE (MALE)	40	39	39
MEDIAN AGE (FEMALE)	43	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,231	9,165	11,821
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$72,895	\$88,949	\$90,233
AVERAGE HOUSE VALUE	\$269,043	\$264,650	\$271,502

* Demographic data derived from 2020 ACS - US Census

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