



EXECUTIVE SUMMARY

RETAIL DEVELOPMENT

HWY 19 SOUTH, THOMASVILLE, GA 31792



OFFERING SUMMARY

Sale Price:	\$650,000.00
Lot Size:	1.04 +/- Acres
Zoning:	Commercial
APN:	Portion of 046 076

PROPERTY OVERVIEW

This 1.04 +/- acre lot is ideal for retail development. The property is adjacent to a Take 5 Oil Change and neighbors a TNT Supercenter Dealership. This lot is a portion of a larger parcel and has a 20 ft easement that connects it to E Pinetree Blvd, one of the busiest retail areas in Thomasville.

Additional 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.

LOCATION OVERVIEW

Located on S HWY 19, just North of the intersection of HWY 19 & 84 in Thomasville, GA.

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TLG REAL ESTATE SERVICES
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RETAILER MAP

RETAIL DEVELOPMENT

HWY 19 SOUTH, THOMASVILLE, GA 31792



Google

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PARCEL MAP
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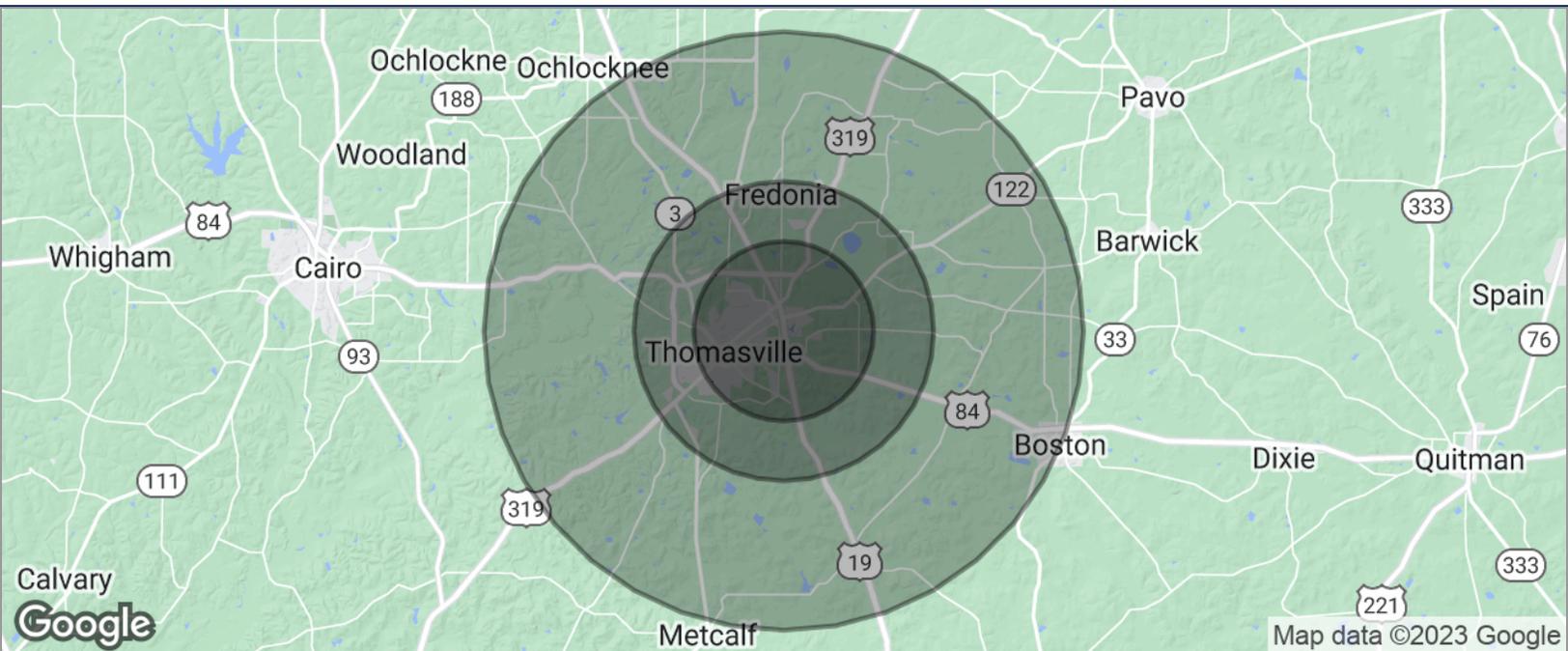




DEMOGRAPHICS MAP

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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