



**COMMERCIAL REAL ESTATE**

OFFICE | WAREHOUSE | LAND FOR SALE



# Busy Corridor Office/Showroom, Warehouse & Land 14606 U.S. 19 S, Thomasville, GA 31757

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## EXECUTIVE SUMMARY

## OFFICE, WAREHOUSE &amp; LAND

14606 U.S. 19 S, THOMASVILLE, GA 31757



## OFFERING SUMMARY

**Sale Price:** \$1,775,000.00

**Lot Size:** 2.18 +/- Acres

**Office/Warehouse Size:** 25,762 SF

**Zoning:** General Commercial

**APN:** 045E 026  
045E 069

## PROPERTY OVERVIEW

+/-25,762 sf of Office, Showroom, and Warehouse/ Manufacturing space on 2.18 acres fronting busy HWY 19, the main retail corridor in Thomasville.

- 6,200 sf of office and showroom space
- 19,600 of warehouse / manufacturing space
- Three-phase power
- 5 roll-up doors, 4 dock height and 1 drive-in door
- Sprinkler system and sawdust system in place
- Large, fenced yard area
- Two access points onto HWY 19

## LOCATION OVERVIEW

Amazing location in the heart of the HWY 19 business corridor and surrounded by retail, services, office, and businesses uses. Traffic counts of 18,600 AADT south of the property and 28,700 AADT to the north are some of the highest in Thomasville. In addition to being located on a main artery, US HWY 19, there is easy access to HWY 122 (Remington Ave.), US HWY 319 (E Jackson St.), and US HWY 84 (Smith Ave).

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# EXTERIOR & INTERIOR PHOTOS

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RETAILER MAP

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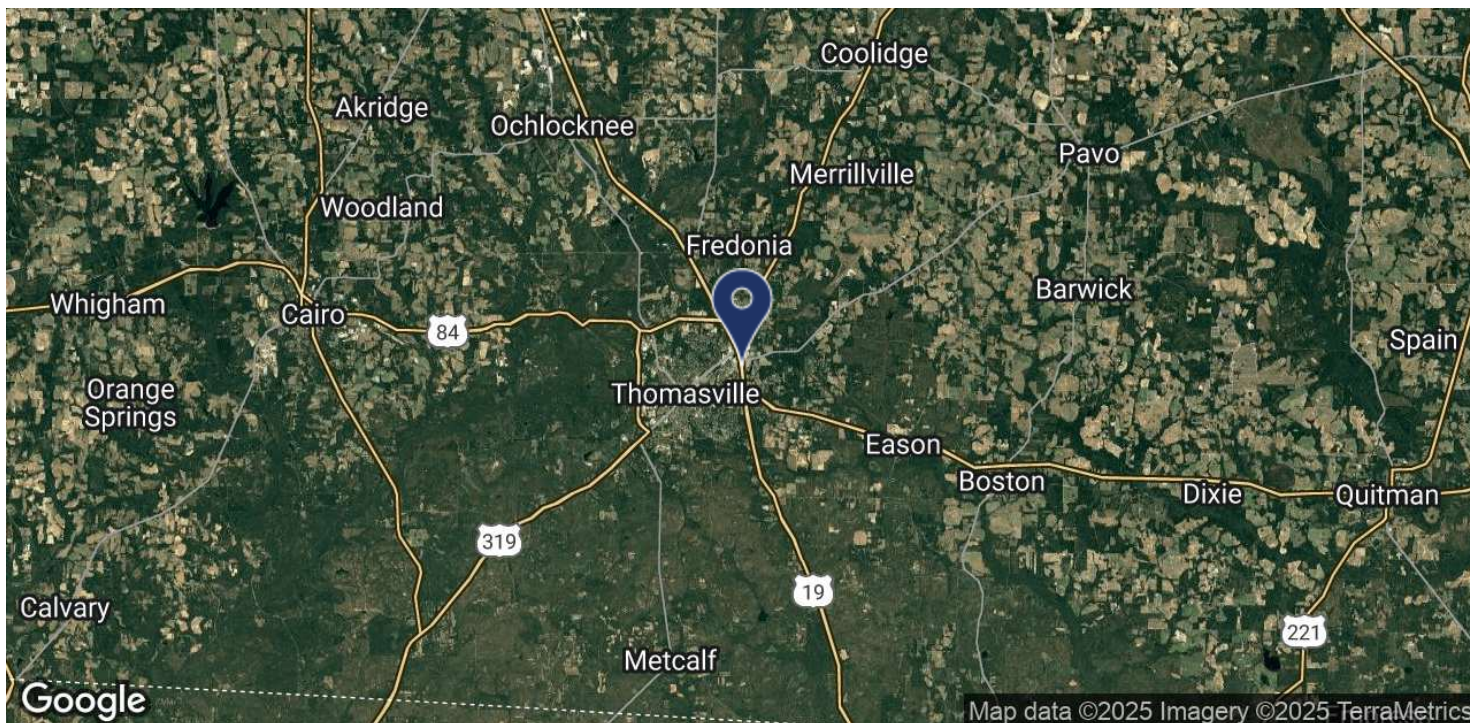
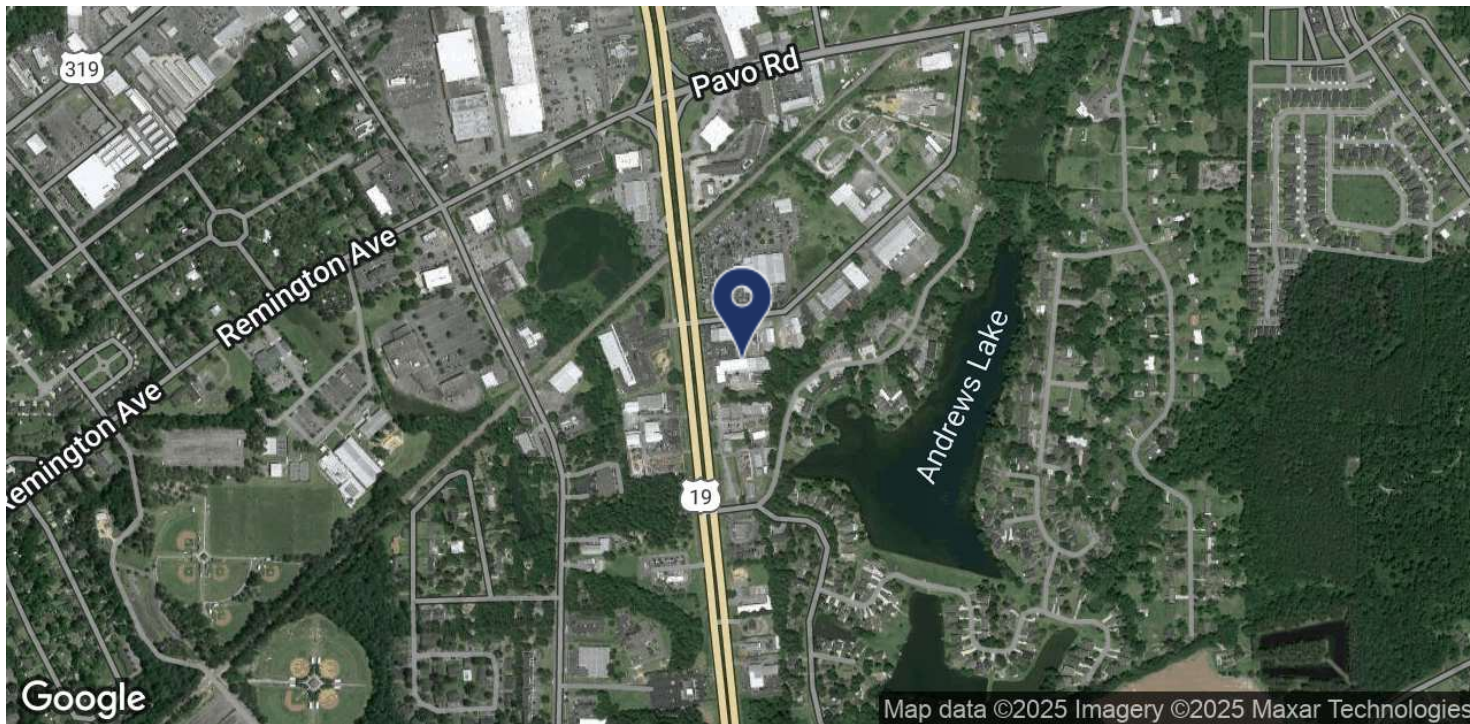




LOCATION MAP

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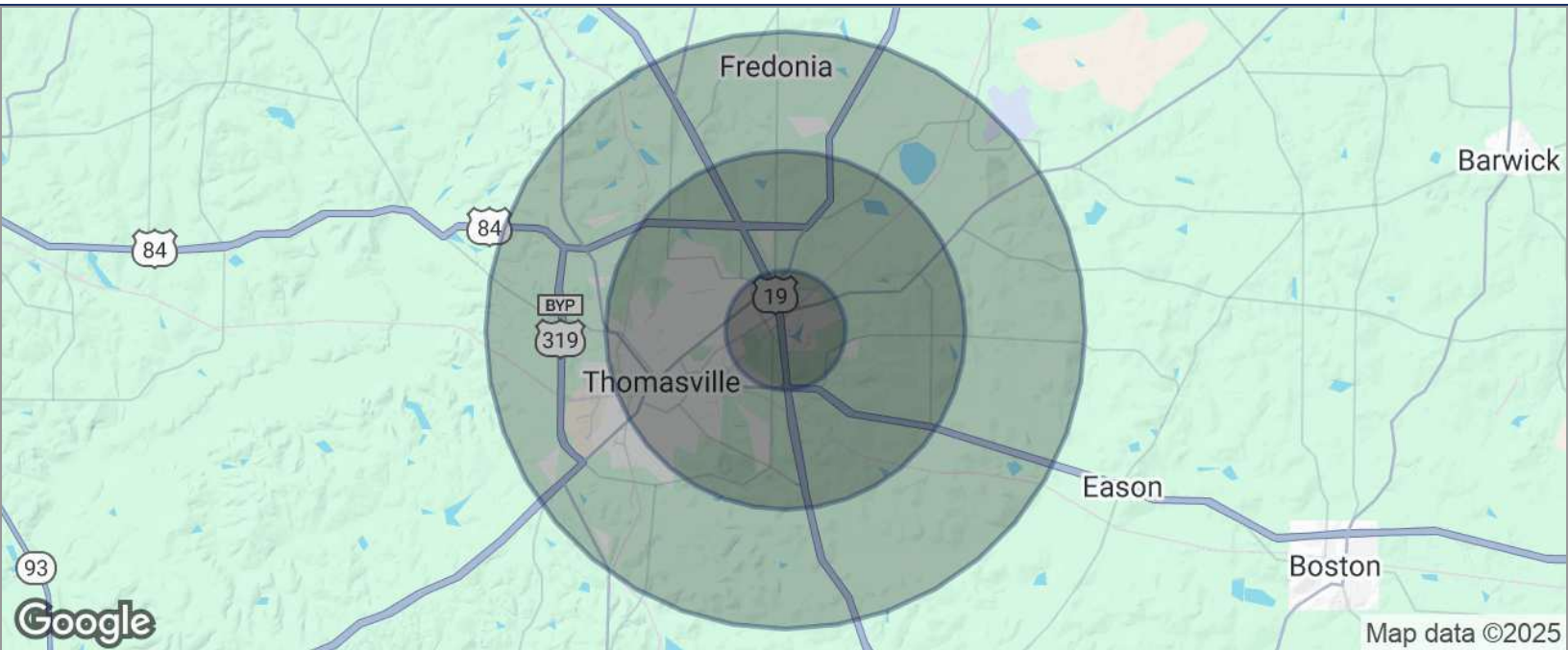




## DEMOGRAPHICS MAP

## OFFICE, WAREHOUSE &amp; LAND

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	3,192	21,492	29,264
MEDIAN AGE	41	41	41
MEDIAN AGE (MALE)	39	39	39
MEDIAN AGE (FEMALE)	43	43	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,445	8,939	11,957
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$81,611	\$87,433	\$87,980
AVERAGE HOUSE VALUE	\$256,572	\$263,543	\$263,458

\* Demographic data derived from 2020 ACS - US Census

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