

FOR SALE

Meybohm
— COMMERCIAL —

Turn-Key Dry Cleaners

310 Greenway St, Thomson, GA 30824

FOR SALE

Turn-Key

310 Greenway St

- 2,145 Sq Ft
- Estab



Meybohm

— COMMERCIAL

310

Cleaners
&
Laundry

OPEN

706-595-1735

STORE HOURS

MON	7:00AM - 5:30PM
TUE	7:00AM - 5:30PM
WED	7:00AM - 5:30PM
THUR	7:00AM - 5:30PM
FR	7:00AM - 5:30PM
SAT	8:00AM - 1:00PM
SUN	CLOSE

FOR SALE

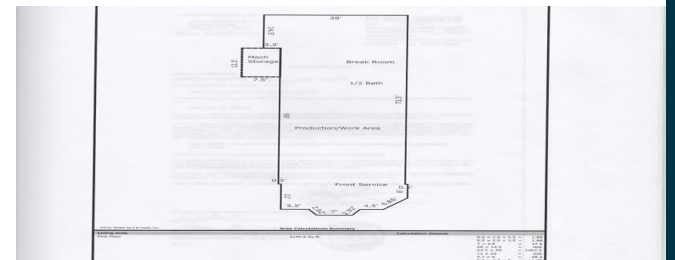
Turn-Key Dry Cleaners

310 Greenway St. Thomson, GA

- 2,145 Sq Ft
- Established Business
- Trade Equipment To Remain
- B-2 Zoning (McDuffie Cour
- No Competition
- +/- 0.15 Acres



ADDITIONAL PHOTOS



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Meybohm Commercial Properties is proud to present this Turn Key Dry Cleaners with a positive cash flow since ownership in 2008. Great business opportunity with established clientele and no competition! Main equipment all less than 10 years old. Dell computer and Software included with invoice, tag and report printers. All trade equipment to remain listed below. Uses only DF2000 Environmentally Safe Cleaners.

PROPERTY HIGHLIGHTS

- Trade Equipment Included
- Turn-Key
- Only Dry Cleaners In Town
- +/- 0.15 Acres
- Positive Cash Flow

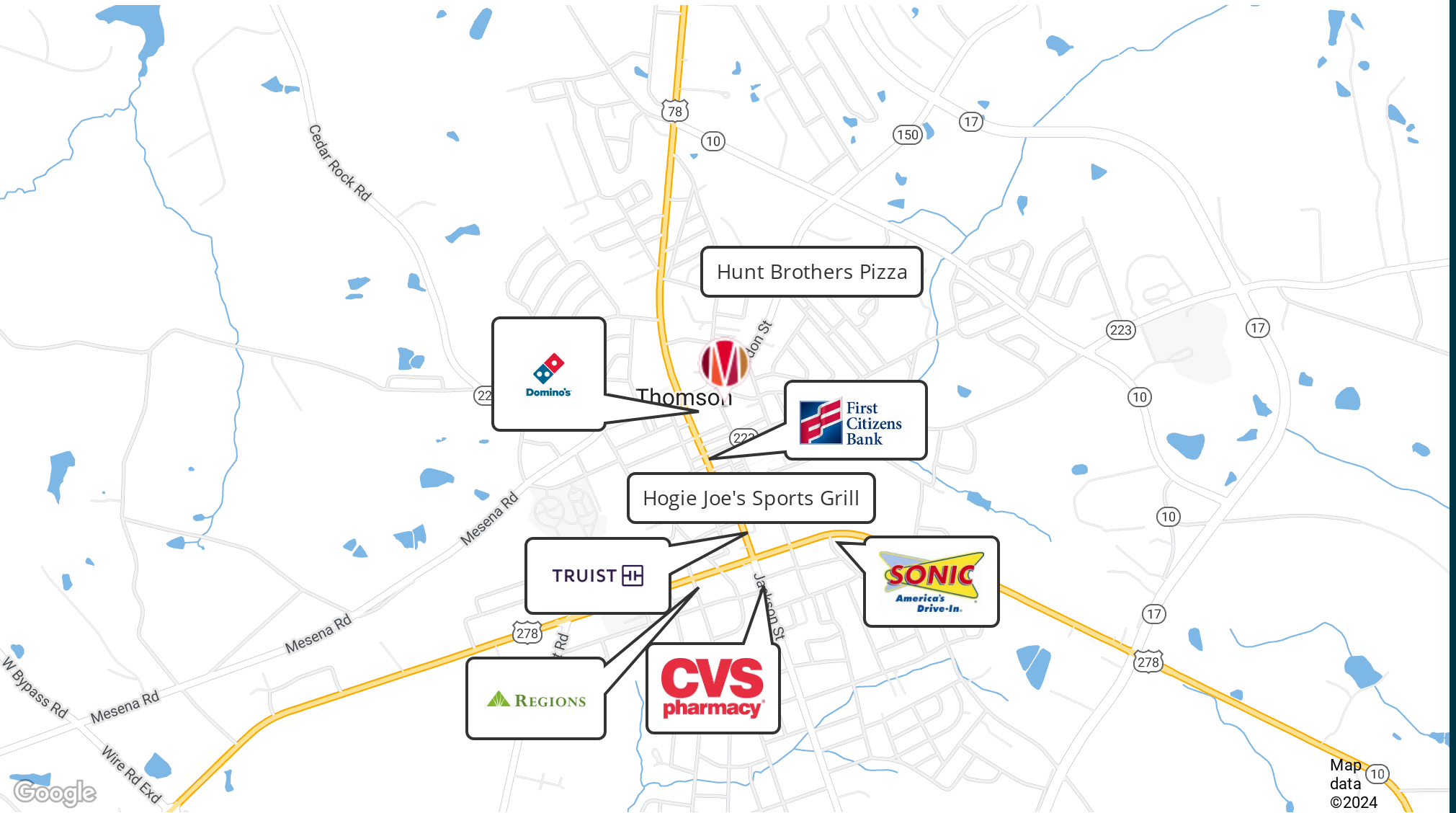
OFFERING SUMMARY

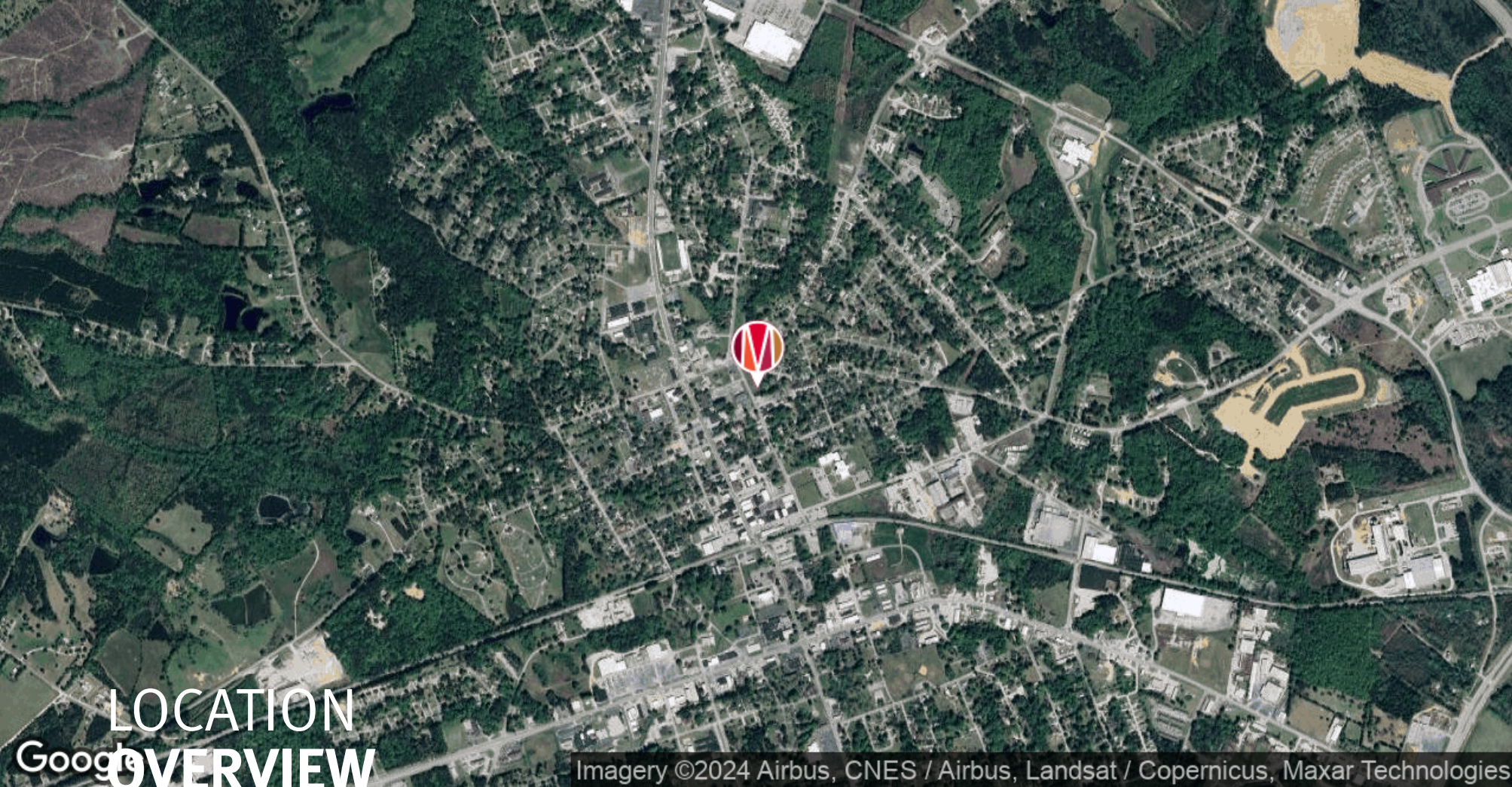
Sale Price:	\$259,000
Lot Size:	0.15 Acres
Building Size:	2,145 SF
NOI:	\$43,373.99
Cap Rate:	16.75%

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	903	5,864	10,414

RETAILER MAP



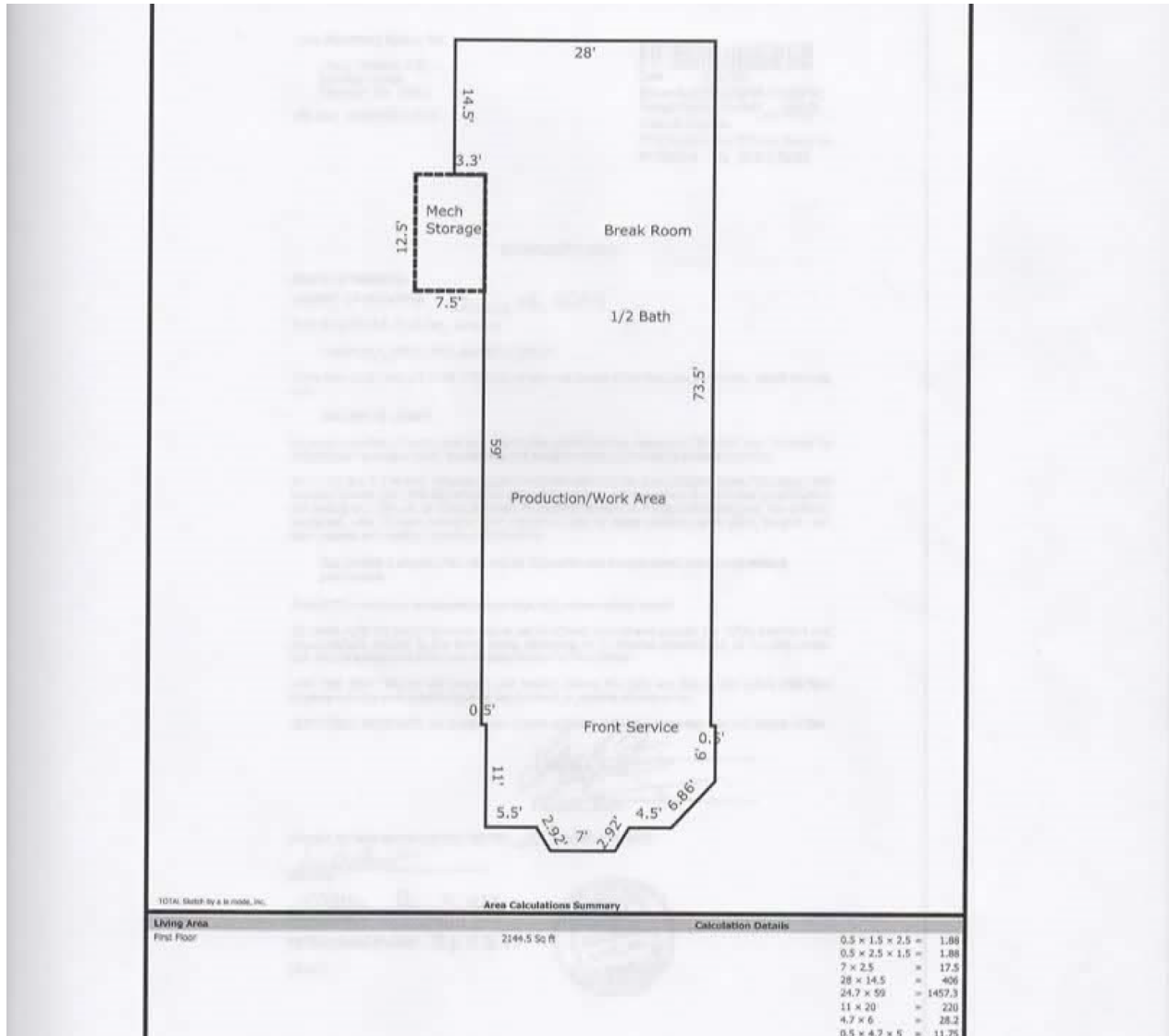


LOCATION OVERVIEW

Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

Located in revitalized Downtown Thomson, GA. Easily accessible from Main Street and less than a mile from Augusta Hwy and the Thomson Bypass.

FLOOR PLANS



INVESTMENT ANALYSIS

<u>YEAR 2022</u>	<u>\$ TOTAL</u>
Revenue	<u>198,994.21</u>
Gross Revenue	198,994.21
RE Tax	1,279.07
Insurance	6,092.92
Operating Expenses	155,620.22
Net Operating Income	<u>43,374</u>

Purchase Price:
\$259,000

Equity
\$64,750

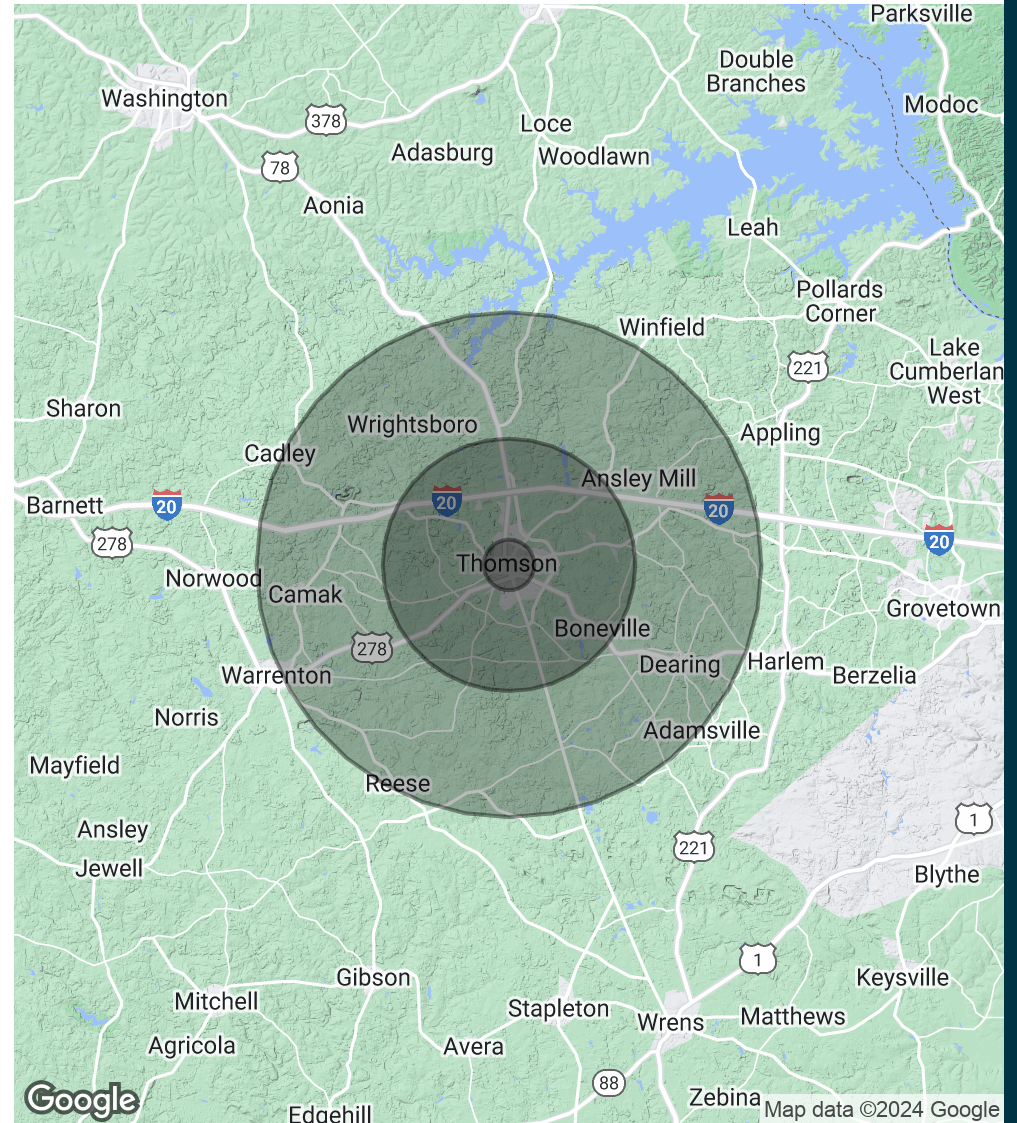
Debt
\$194,250

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,733	13,273	23,859
Average Age	39.0	37.3	38.6
Average Age (Male)	28.7	36.1	37.9
Average Age (Female)	39.9	39.4	40.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	903	5,864	10,414
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$42,337	\$50,212	\$51,769
Average House Value	\$85,987	\$119,919	\$128,401

2020 American Community Survey (ACS)





CHARLIE MOYE

Sales Agent

Cmoye@Meybohm.Com

Cell: 706.832.1726

PROFESSIONAL BACKGROUND

After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 3 boys outside, visiting the beach, hunting, and playing golf.

EDUCATION

BA of Science

Georgia Southern University 2006

MEMBERSHIPS & AFFILIATIONS

CCIM Candidate Member

ICSC

GAAR

GA #418771 // SC #128571

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.