



## EXECUTIVE SUMMARY

## COMMERCIAL GENERAL ZONING (CG)

US HWY 19, SOUTH, THOMASVILLE, GA 31792



## OFFERING SUMMARY

<b>Sale Price:</b>	\$379,000.00
<b>Lot Size:</b>	5+/- Acres
<b>Zoning:</b>	Commercial General (CG)
<b>APN:</b>	046 029A

## PROPERTY OVERVIEW

+/- 5 acres fronting Hwy 19 S and located just south of the HWY 84 and HWY 19 interchange. Hwy 19 S is the main commercial corridor in Thomasville and has seen explosive growth over the past few years. Numerous retail and restaurant concepts, as well as, hotels, office uses, and residential are all in close proximity. Great visibility on HWY 19, directly across the street from AG-Pro, and minutes to downtown Thomasville.

**Traffic counts exceed 18,500 vpd on HWY 19 S.**

## LOCATION OVERVIEW

Fronting Hwy 19 S just south of the HWY 84 and HWY 19 interchange.



RETAILER MAP

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**Trey DeSantis**  
 850.766.6868  
 trey@tlgproperty.com

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

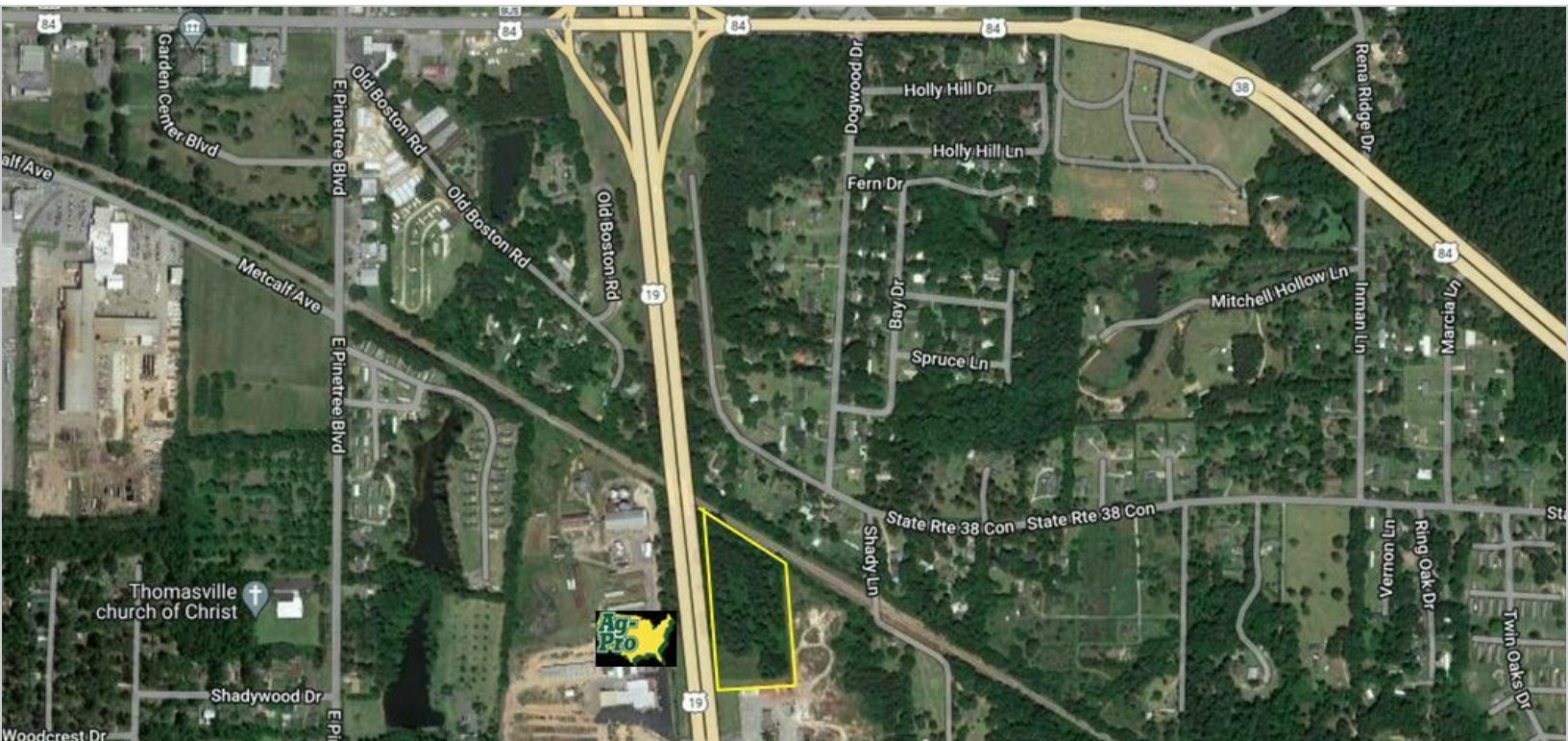
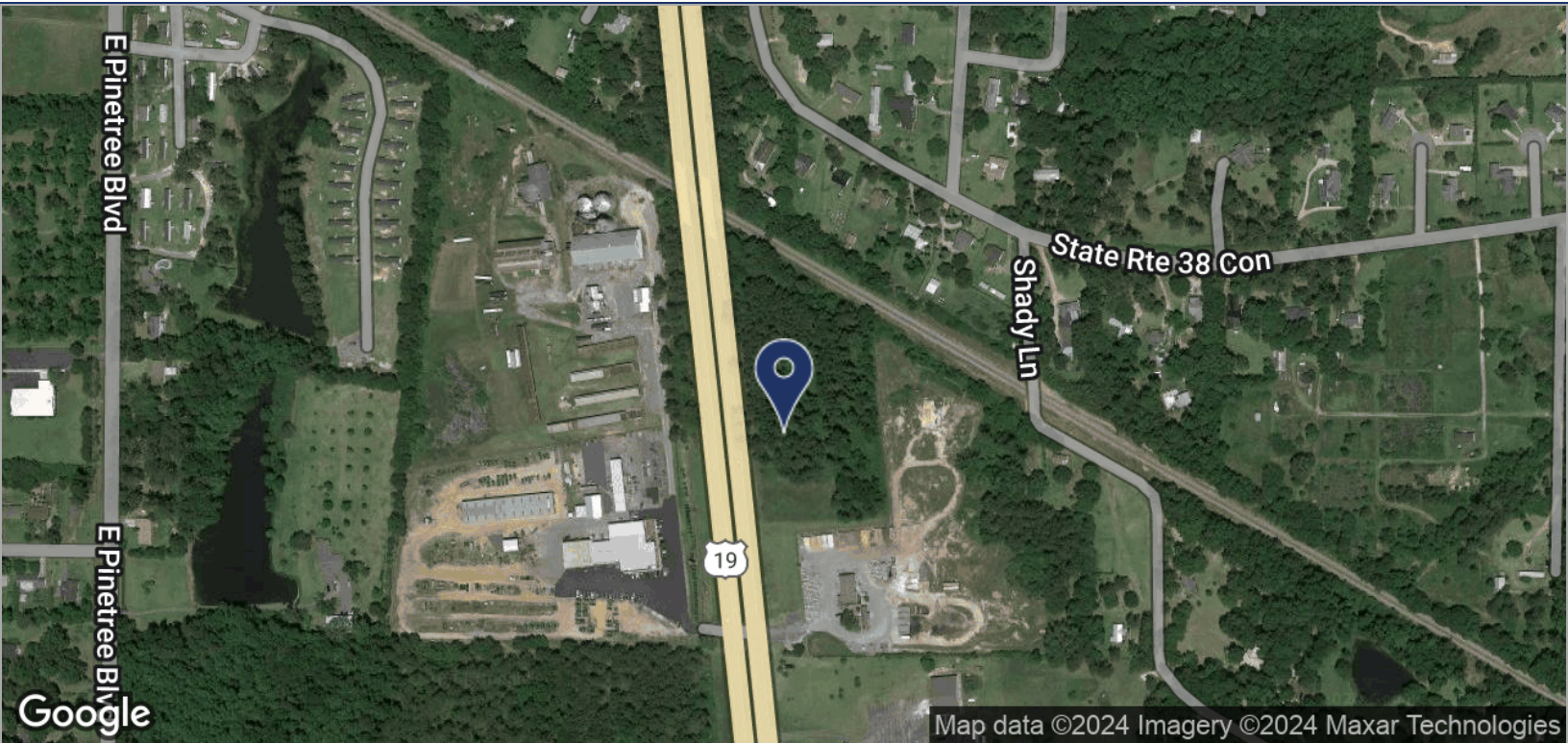




LOCATION MAP/PARCEL MAP

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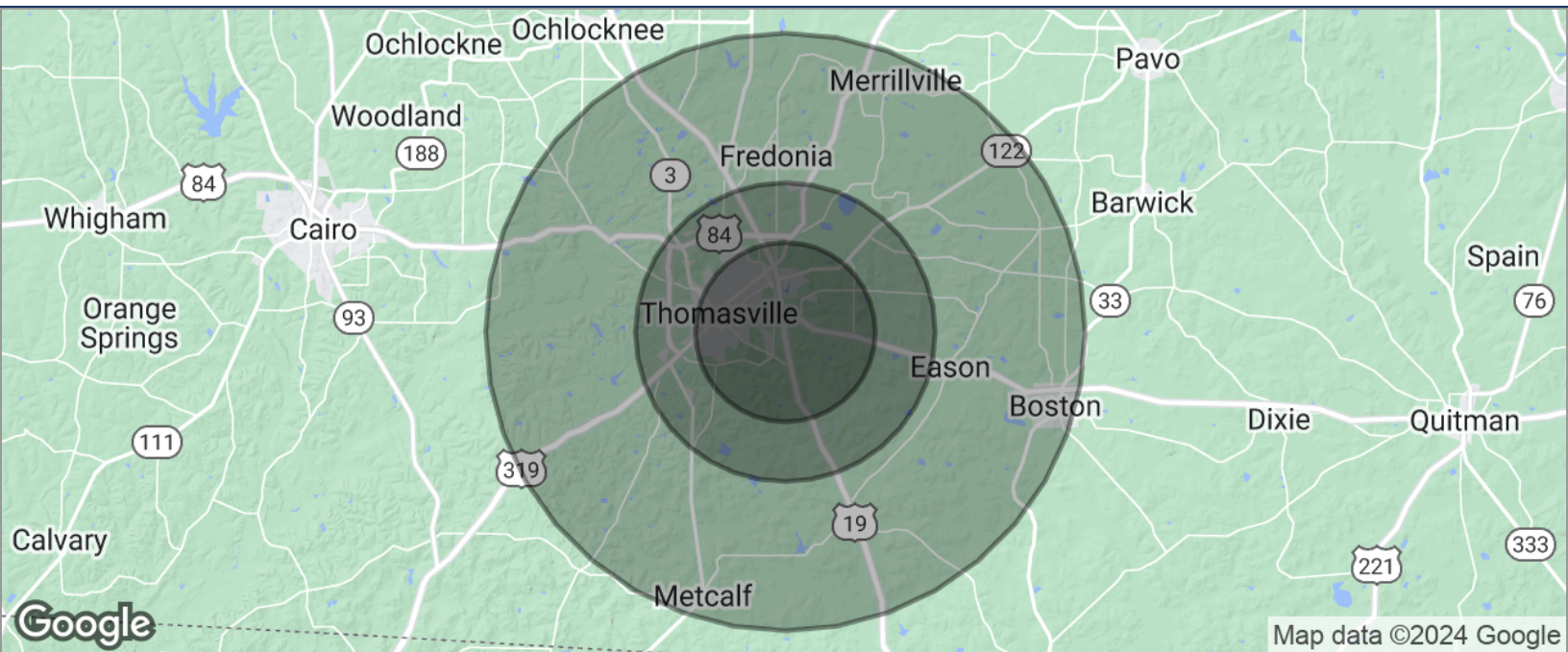




## DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	15,675	25,105	35,615
MEDIAN AGE	39.3	38.9	40.0
MEDIAN AGE (MALE)	36.9	34.9	36.5
MEDIAN AGE (FEMALE)	42.3	41.1	41.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	7,550	11,991	16,495
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$55,007	\$54,996	\$58,544
AVERAGE HOUSE VALUE	\$158,358	\$144,631	\$151,798

\* Demographic data derived from 2020 ACS - US Census

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