



**COMMERCIAL REAL ESTATE**



**COMMERCIAL LAND FOR SALE**



**2136 Smith Ave**  
Thomasville, GA 31792

**TREY DESANTIS**  
Partner/Sales Associate  
850.766.6868  
treyl@tlgproperty.com

**DANIEL E. CROCKER**  
GRI, MPA  
229.403.6297  
landcroc.com

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



EXECUTIVE SUMMARY  
**2136 SMITH AVE**  
 THOMASVILLE, GA 31792



### OFFERING SUMMARY

<b>Sale Price:</b>	\$685,000
<b>Price / Acre:</b>	\$223,127
<b>Lot Size:</b>	3.07 Acres
<b>APN:</b>	046H 118

### PROPERTY OVERVIEW

Located in a prominent retail/commercial corridor on US HWY 84 (Smith Ave) across from Publix. Other major retailers in the area include Lowes, Applebee's, Verizon, Longhorn Steakhouse, IHOP, Seven Brew, Jack's, and more.

Traffic Counts:  
 US HWY 84: 14,700  
 US 19 S: 21,200

### LOCATION OVERVIEW

Located on the eastern side of Thomasville, GA off US HWY 84 and just west of US HWY 19.

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RETAILER MAP  
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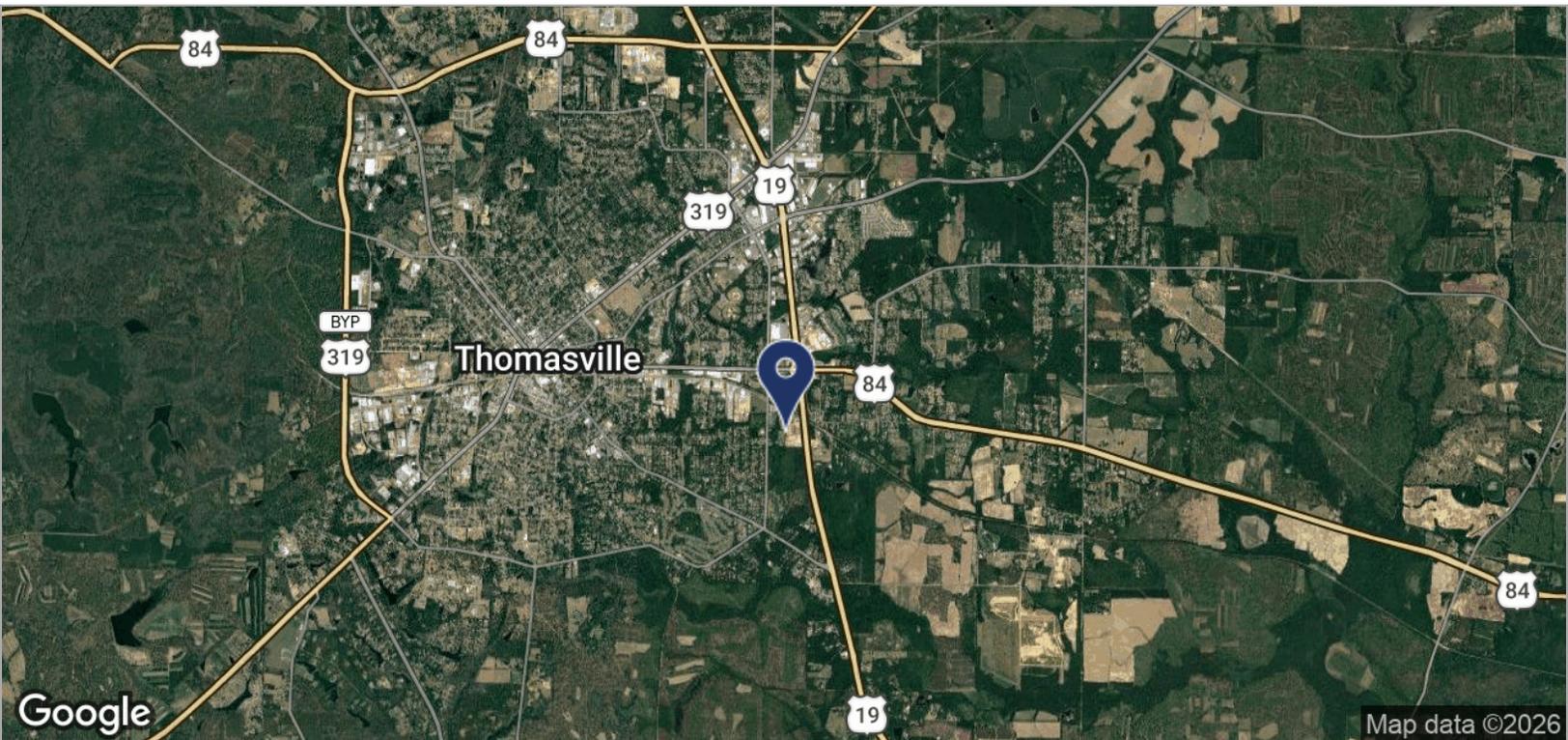
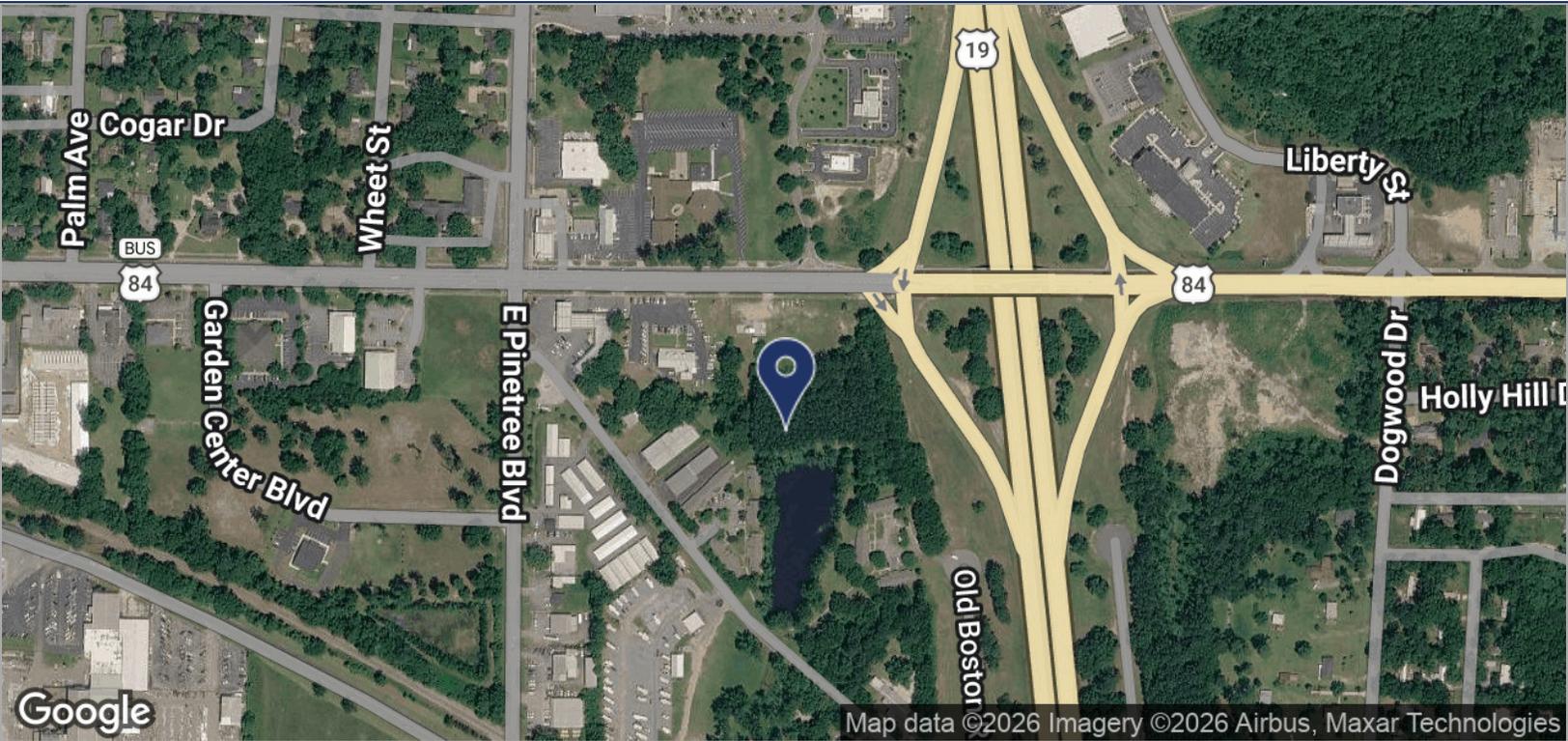
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LOCATION MAPS  
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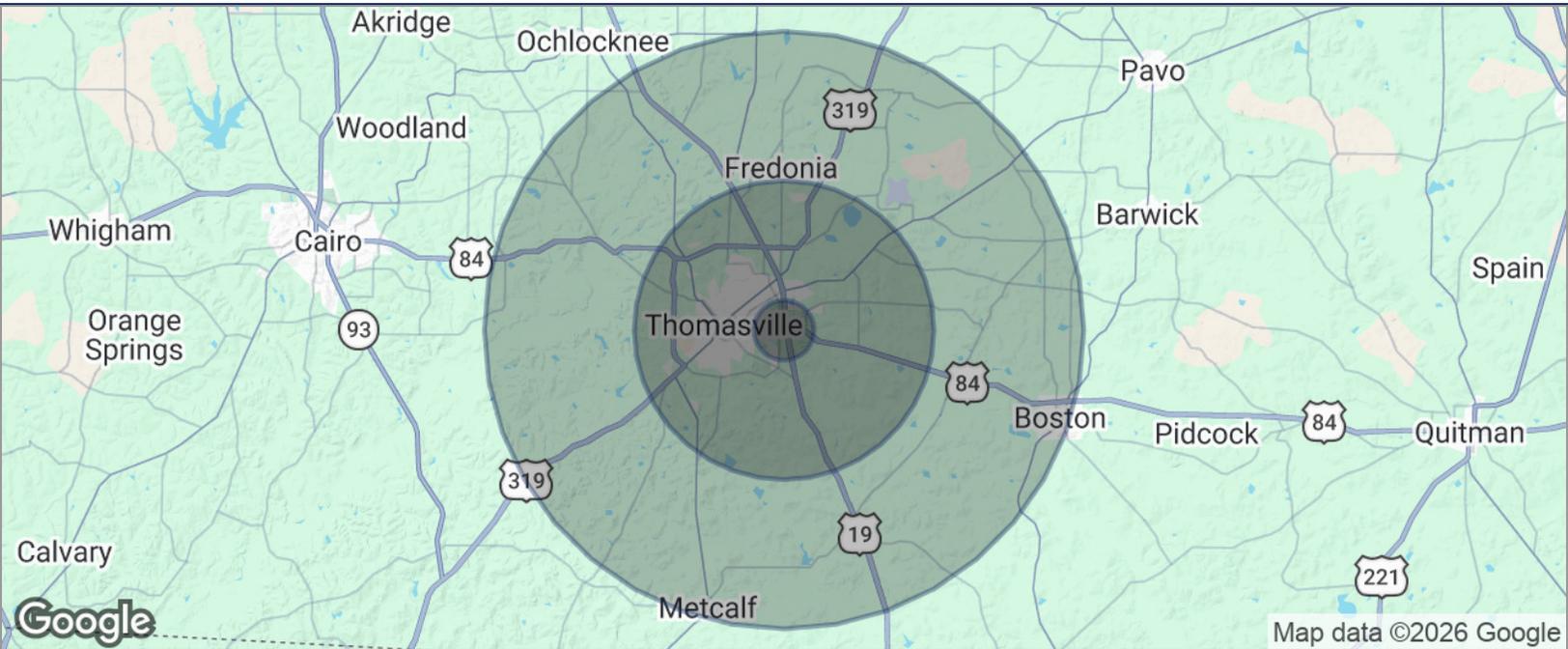
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DEMOGRAPHICS MAP  
**2136 SMITH AVE**  
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	1,885	17,987	37,771
MEDIAN AGE	39.6	38.7	38.5
MEDIAN AGE (MALE)	36.0	36.9	37.4
MEDIAN AGE (FEMALE)	42.5	40.5	39.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	785	7,344	14,968
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$59,443	\$56,081	\$54,370
AVERAGE HOUSE VALUE	\$196,645	\$197,273	\$198,153

\* Demographic data derived from 2020 ACS - US Census

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