



## EXECUTIVE SUMMARY

## US HWY 19 SOUTH

US HWY 19 SOUTH, THOMASVILLE, GA 31757



## OFFERING SUMMARY

<b>Sale Price:</b>	\$995,000
<b>Price / Acre:</b>	\$610,429
<b>Lot Size:</b>	1.63 Acres
<b>Zoning:</b>	CG
<b>APN:</b>	046J 110

## PROPERTY OVERVIEW

This parcel is located on HWY 19, the main retail corridor, in Thomasville, GA. This lot is being sold pad ready, with GA DOT approved access already constructed and an existing holding pond in place. Join Publix, Lowe's, Zaxby's, Starbucks, Sonny's BBQ, Verizon, Harbor Freight and many other restaurant and retailers in close proximity.

## LOCATION OVERVIEW

This parcel fronts HWY 19 just north of the traffic light at the intersection of Williamsburg Ave. and HWY 19 next door to the Starbucks strip center. Grand Park, a brand new 280-unit luxury apartment complex, is just a few hundred yards away.

Traffic Counts 21,200 vpd

[Click Here for Zoning Information](#)

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

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

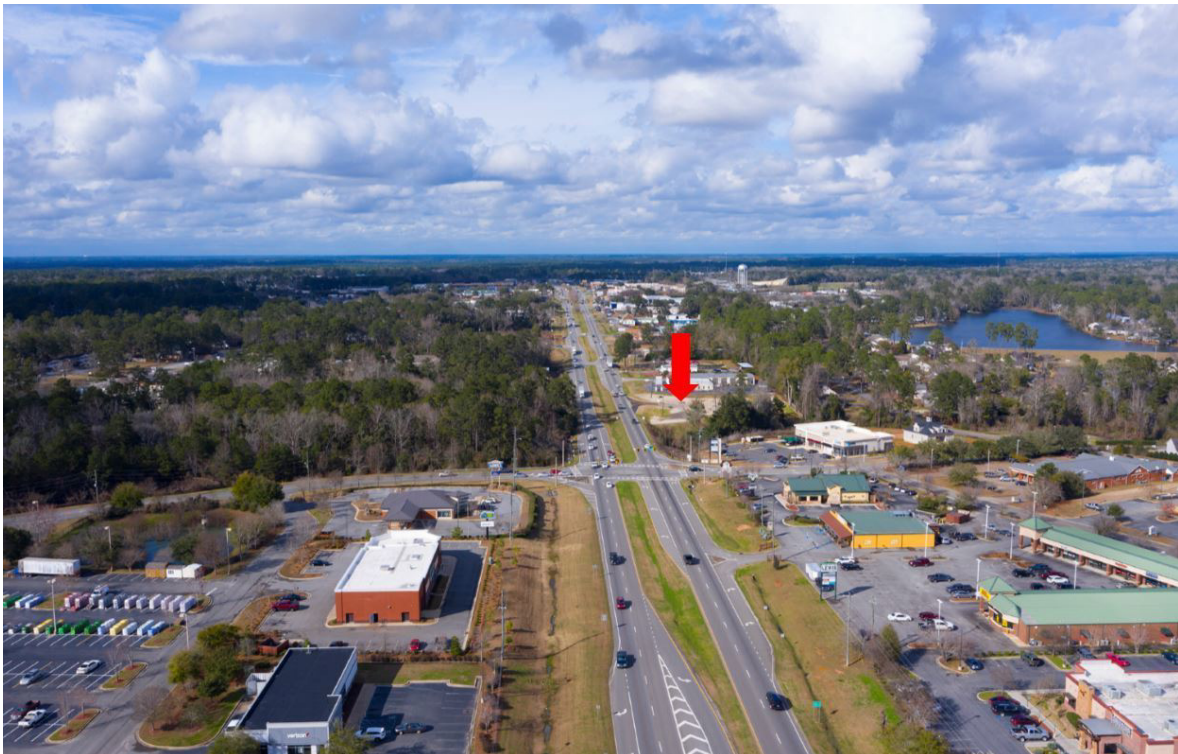




ADDITIONAL PHOTOS

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**PROPOSED BUILDING**  
F.F.E 241.50'

**PARKING**  
18 spaces + 2 ADA spaces  
71,019.9 s.f. 1.6304 ac.

**DRIVE-THRU (10 CAR STACK)**  
**DRIVE-THRU (6 CAR STACK)**

**EXISTING FEATURES**  
EXISTING ROAD  
EXISTING POND  
EXISTING DRIVE  
EXISTING TAPERS  
EXISTING SIGNAGE

**REQUIRED PARKING**  
REQUIRED: 1 PER 2 SEATS  
+ 1 PER 2 EMPLOYEES  
NO. OF SEATS: 88; NO. OF EMPLOYEES: 10  
REQUIRED NO. OF SPACES: 49  
SPACES PROVIDED: 34  
SPACES PROVIDED IN DRIVE-THRU: 16

**SITE PLAN**  
6" CURB & GUTTER  
GRAPHIC SCALE: 1" = 20'-0"  
PERMIT PARKING SIGN (R7-8) MOUNTED ON BUILDING WALL. BC OF SIGN SHALL BE 7'-0" A.F.F.



## RETAILER MAP

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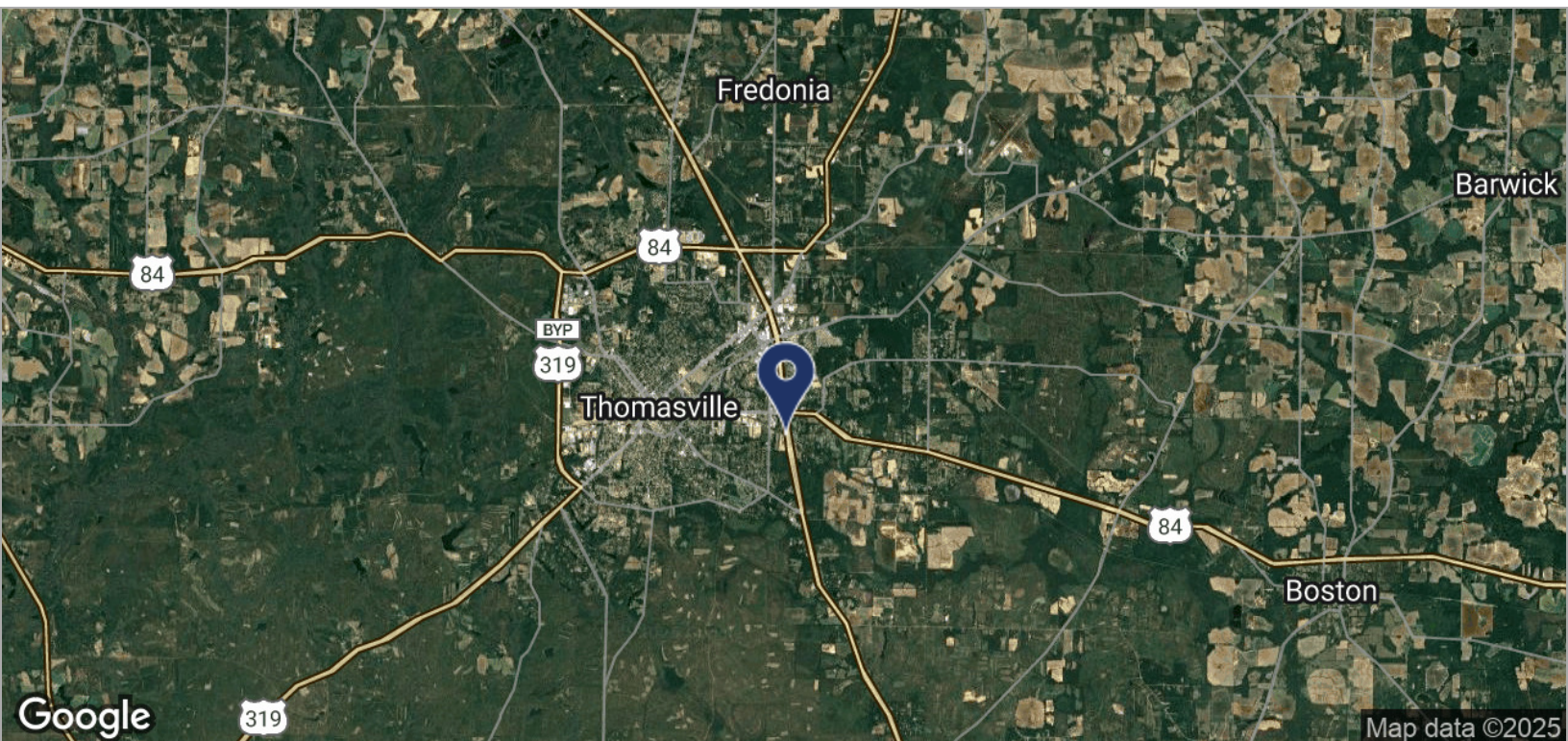
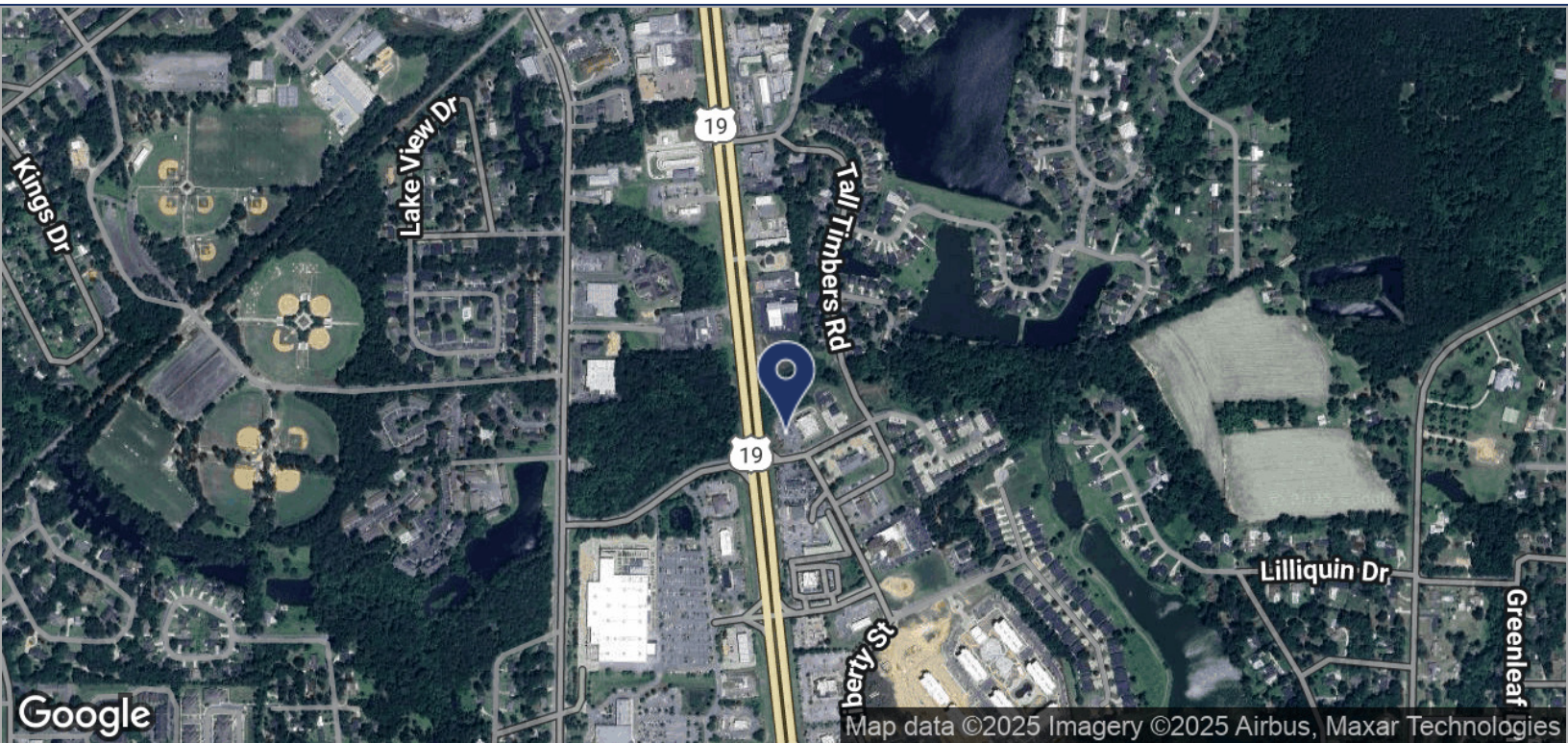




LOCATION MAPS

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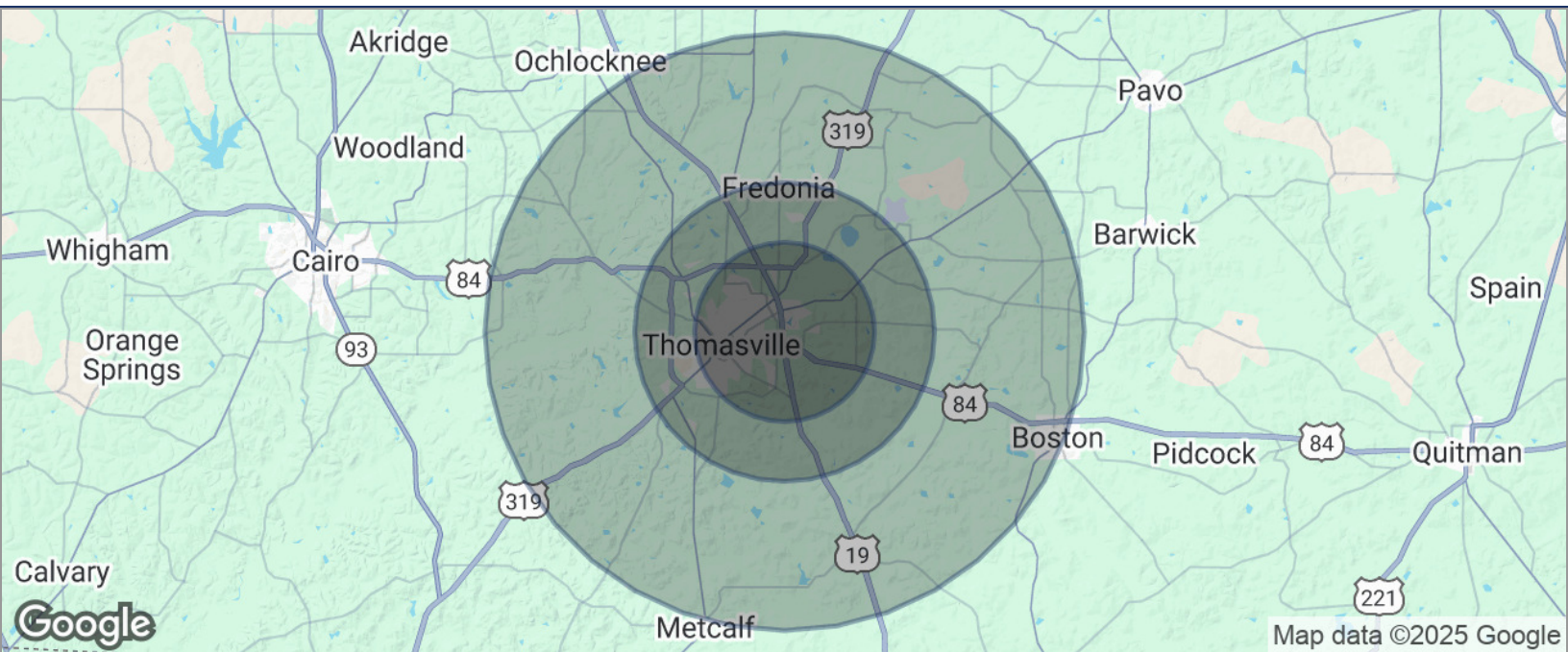




## DEMOGRAPHICS MAP

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	12,181	18,529	37,005
MEDIAN AGE	39.3	38.8	38.5
MEDIAN AGE (MALE)	36.1	37.0	37.4
MEDIAN AGE (FEMALE)	41.9	40.6	39.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	5,075	7,617	14,686
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$57,821	\$55,688	\$54,319
AVERAGE HOUSE VALUE	\$194,482	\$196,886	\$196,692

\* Demographic data derived from 2020 ACS - US Census

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