

McDUFFIE GROOMING LOUNGE  
MGL  
CINCO  
de  
MAYO

FOR SALE

126 RAILROAD ST

Thomson, GA 30824



126

HOURS  
MON-SAT 7-7  
SUN By appt only  
706-445-0137

VETERAN OWNED  
& OPERATED

May 5  
celebrate  
Freedom!

SHERMAN &  
HEMSTREET  
Real Estate Company

JOE EDGE, SIOR, CCIM  
President & Broker  
jedg@shermanandhemstreet.com  
706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

A prime investment opportunity in Thomson, GA. This property includes a 1,040 SF building currently occupied by a barber shop. Zoned B2, the location offers a flexible setting for various retail concepts, ensuring numerous business possibilities.

## LOCATION DESCRIPTION

A prime location for retail investment. Located in the heart of Thomson's historic district, this property is surrounded by a thriving community and abundant opportunities for retail development. Just minutes away, you'll find the popular Main Street area, home to a variety of boutique shops, local eateries, and artisanal craft stores.

## OFFERING SUMMARY

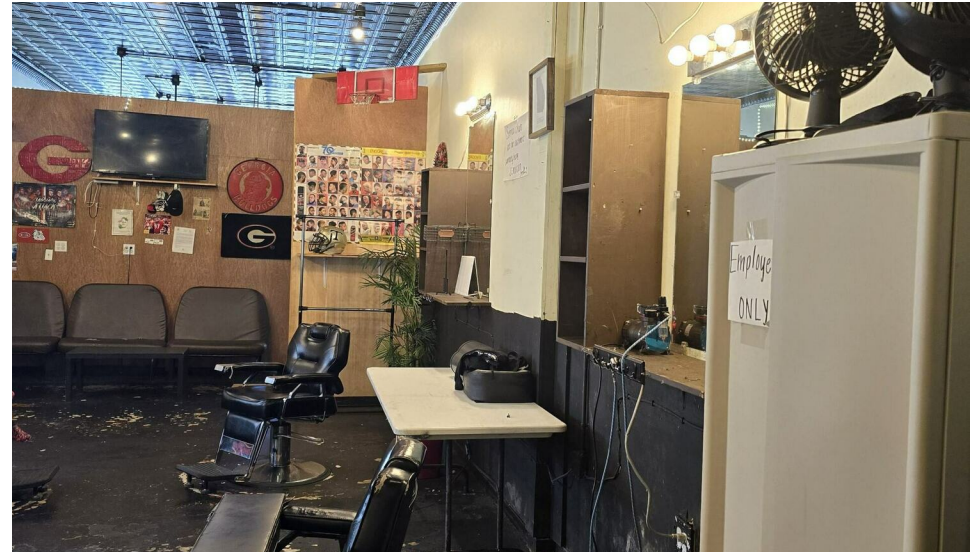
Sale Price:	\$129,000
Lot Size:	0.02 Acres
Building Size:	960 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,752	4,387	5,908
Total Population	4,330	10,917	14,742
Average HH Income	\$63,281	\$70,099	\$72,212



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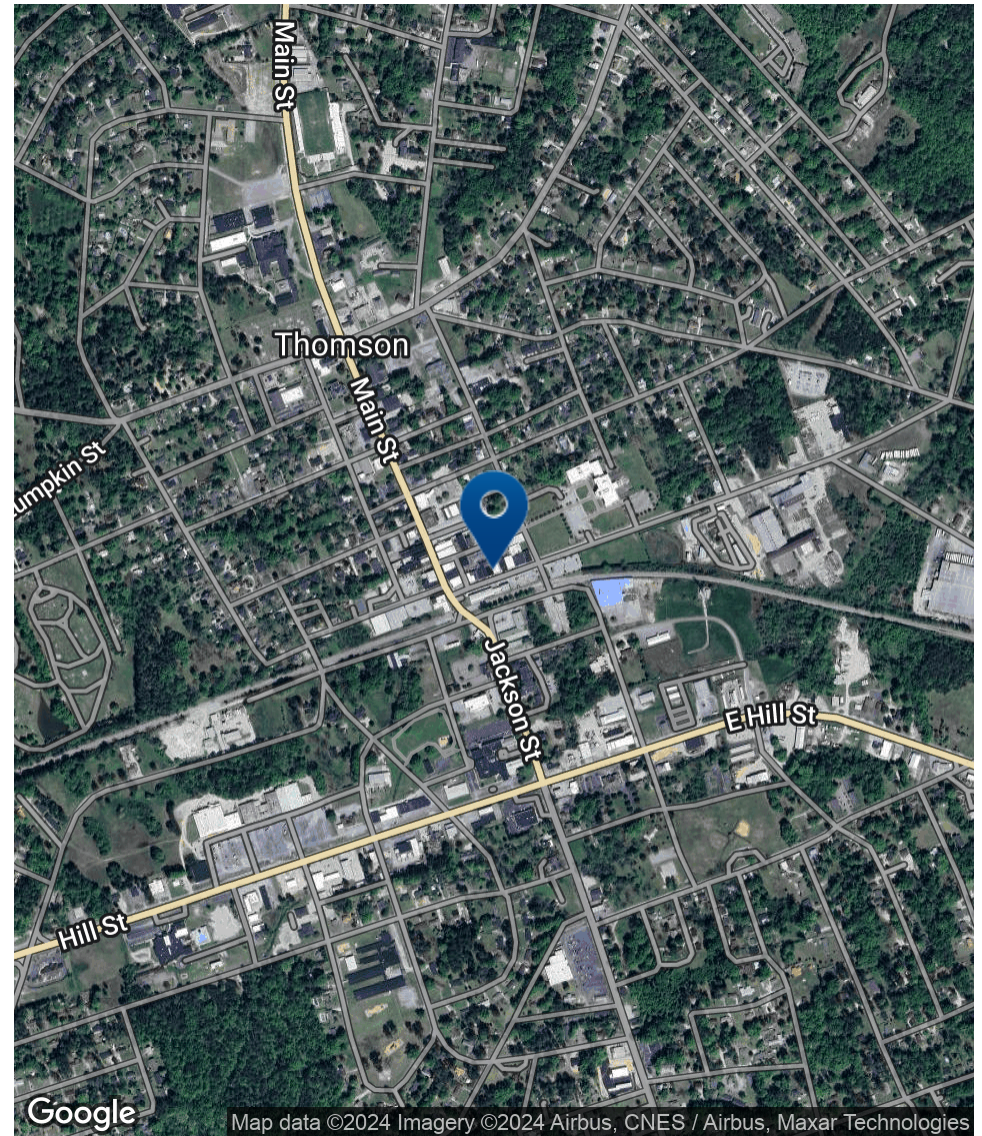
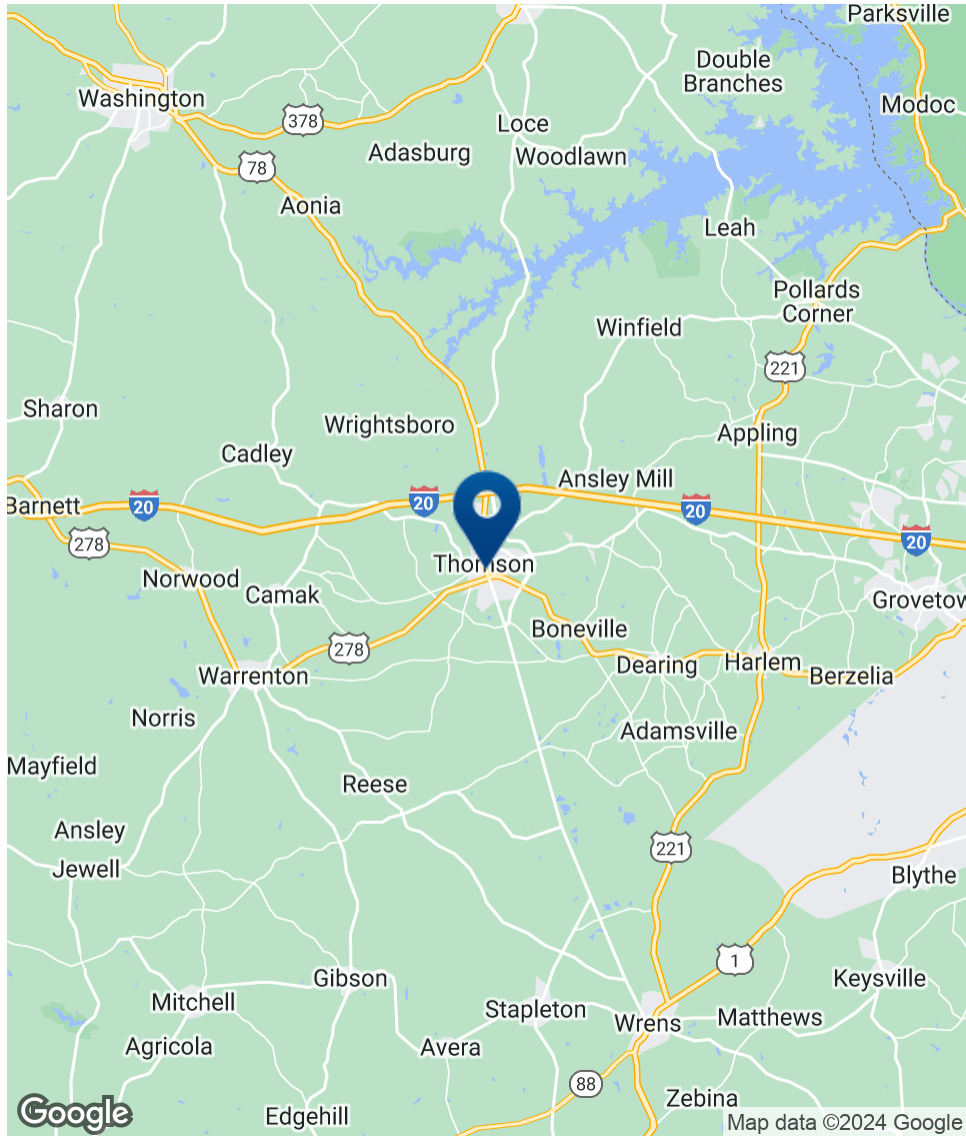
# Additional Photos



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# Location Map



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# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,330	10,917	14,742
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	43	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,752	4,387	5,908
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$63,281	\$70,099	\$72,212
Average House Value	\$149,674	\$169,909	\$183,645

Demographics data derived from AlphaMap

