



COMMERCIAL REAL ESTATE

LAND FOR SALE



1.23 (+/-) AC
 US HWY 319
 Thomasville, GA 31757

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TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY
US HWY 319
 THOMASVILLE, GA 31757



OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	1.23 Acres
APN:	045 137
Zoning:	Commercial

PROPERTY OVERVIEW

1.23 (+/-) acres for sale fronting US HWY 319 in Thomasville, GA. This busy retail corridor is home to many national brands including Walmart, Dollar General, Walgreens, McDonald's, Taco Bell and more.

Property sits adjacent to Murphy Oil, First Commerce Credit Union, and 17.7 acres of commercially zoned land, which is also for sale by TLG Real Estate Services, PLLC. In addition, Walmart sits directly across the street.

PROPERTY HIGHLIGHTS

- Commercial zoned parcel with city utilities available to the site
- Access off HWY 319

[Click Here for Thomas County Zoning Codes](#)

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RETAILER MAP US 319 LARGE
US HWY 319
THOMASVILLE, GA 31757



Google

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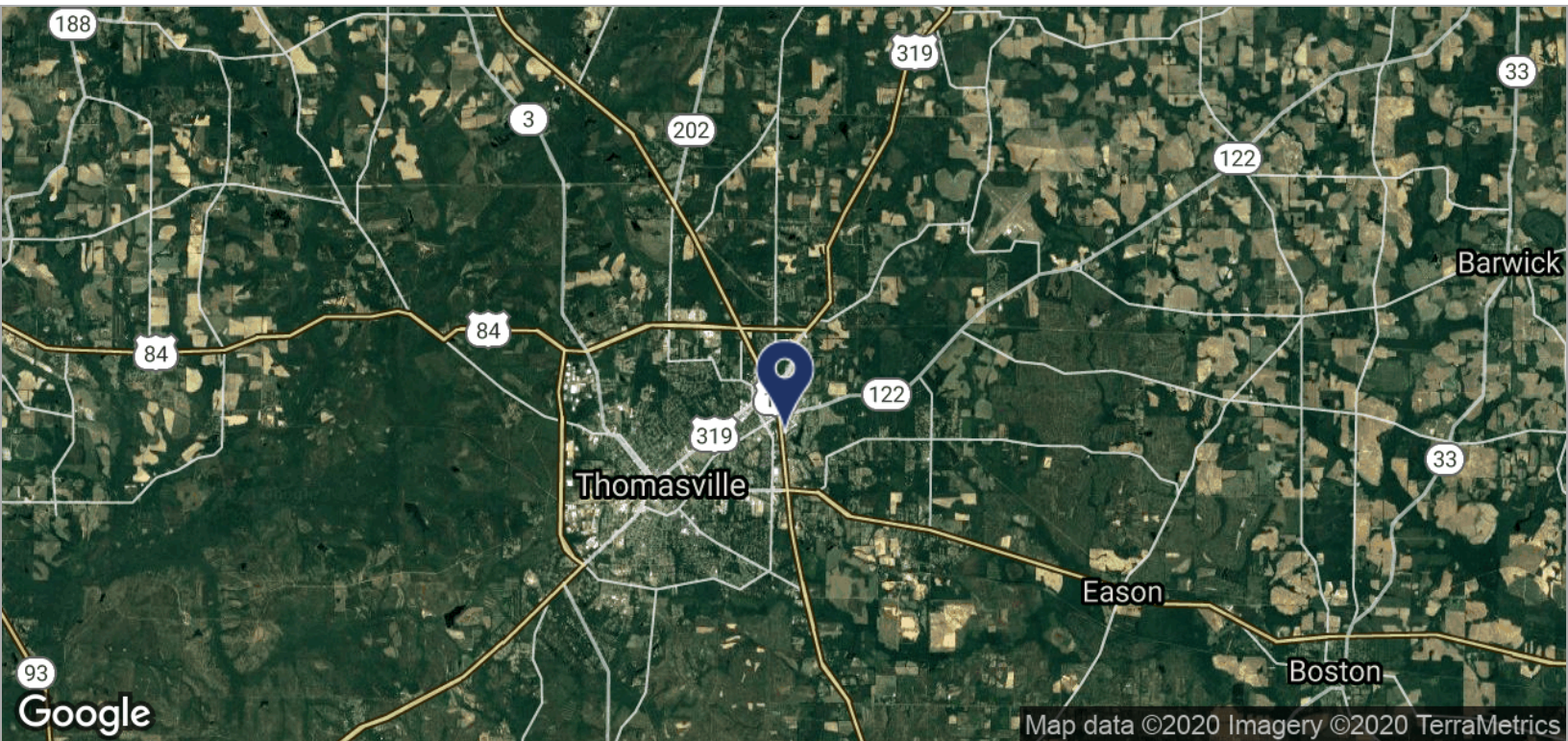
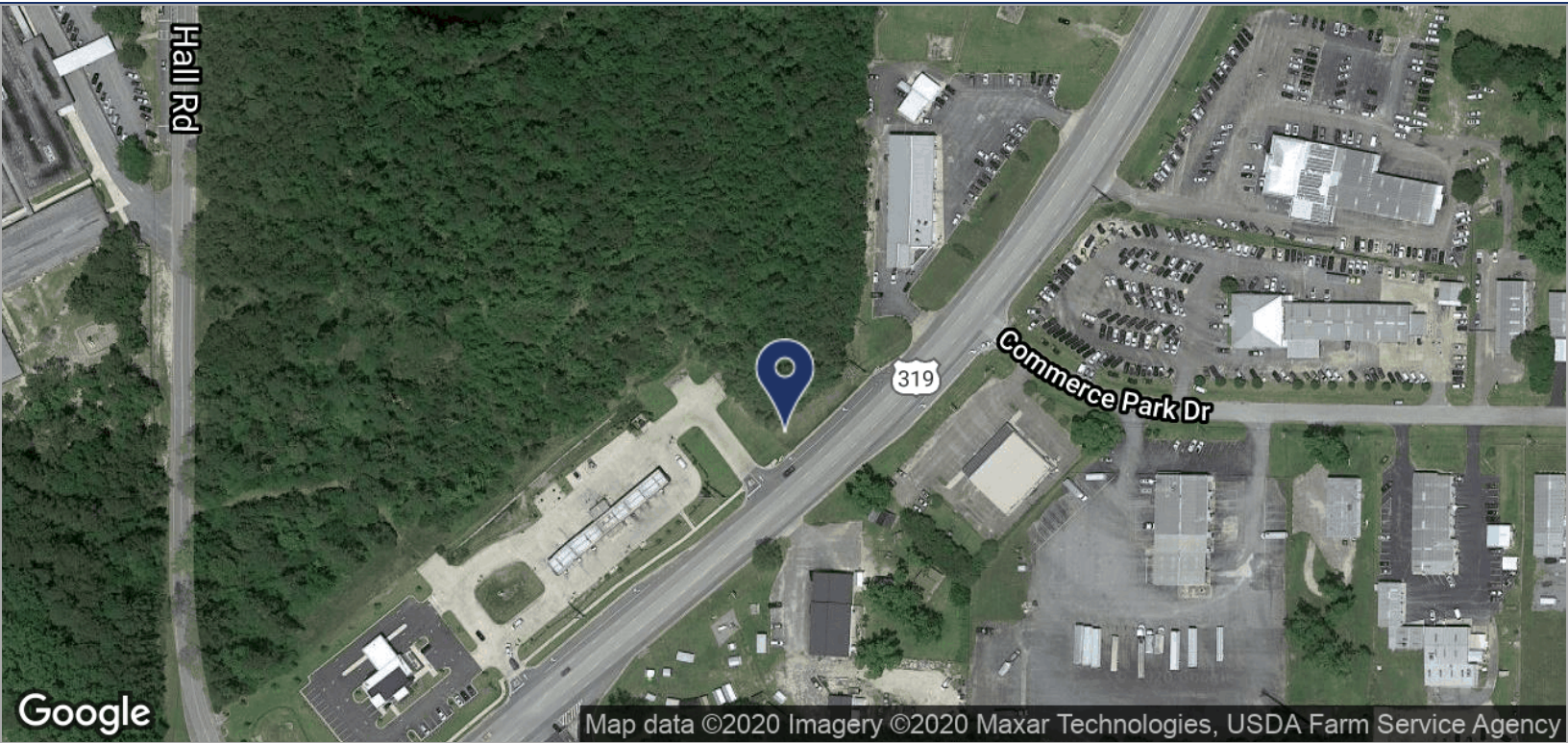
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LOCATION MAPS
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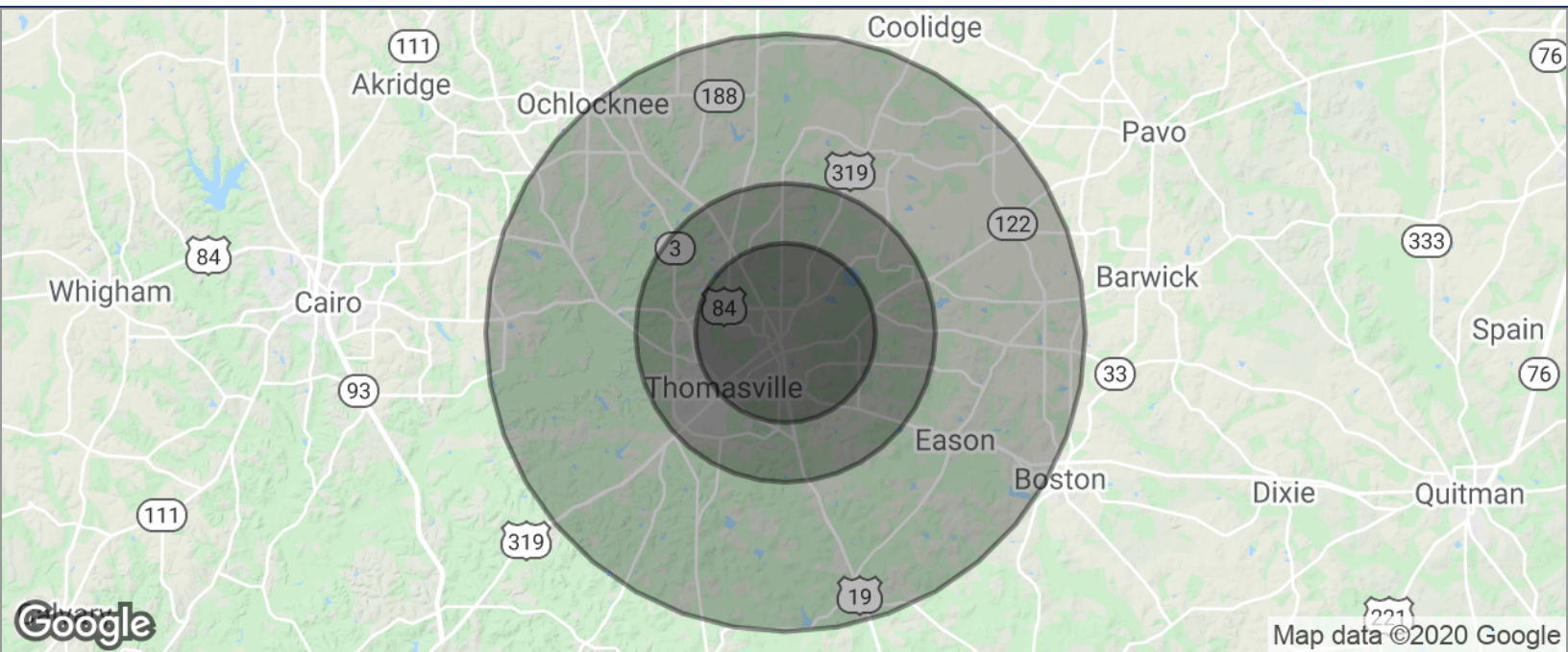




DEMOGRAPHICS MAP

US HWY 319

THOMASVILLE, GA 31757



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	11,089	20,158	37,043
MEDIAN AGE	38.6	39.0	38.7
MEDIAN AGE (MALE)	35.3	37.3	37.5
MEDIAN AGE (FEMALE)	40.8	40.7	39.9
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,661	8,405	14,757
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$54,348	\$54,955	\$54,542
AVERAGE HOUSE VALUE	\$182,084	\$196,281	\$194,378

* Demographic data derived from 2010 US Census

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