



FOR SALE

LOKEY

OFFICE/WAREHOUSE

647 Main St, Thomson, GA 30824

**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Property Summary



PROPERTY DESCRIPTION

This multi office flex property has 2 main office units up front with separate entrances and a 2350 sq ft warehouse space in the back with a fenced in laydown yard. The warehouse space has 3-phase power, 10ft clearing height with a 10x10 dock door and 1100 sq ft covered outdoor space behind the building. There are 2 Pylon signs up front as well as a fully leased double billboard also on the property.

PROPERTY HIGHLIGHTS

- 2 Separate Pylon Signs
- 3-Phase Power
- 16,500 Traffic Count
- Receiving Dock
- Fully Leased Billboard

OFFERING SUMMARY

Sale Price:	\$425,000
Number of Units:	3
Lot Size:	0.9 Acres
Building Size:	4,680 SF

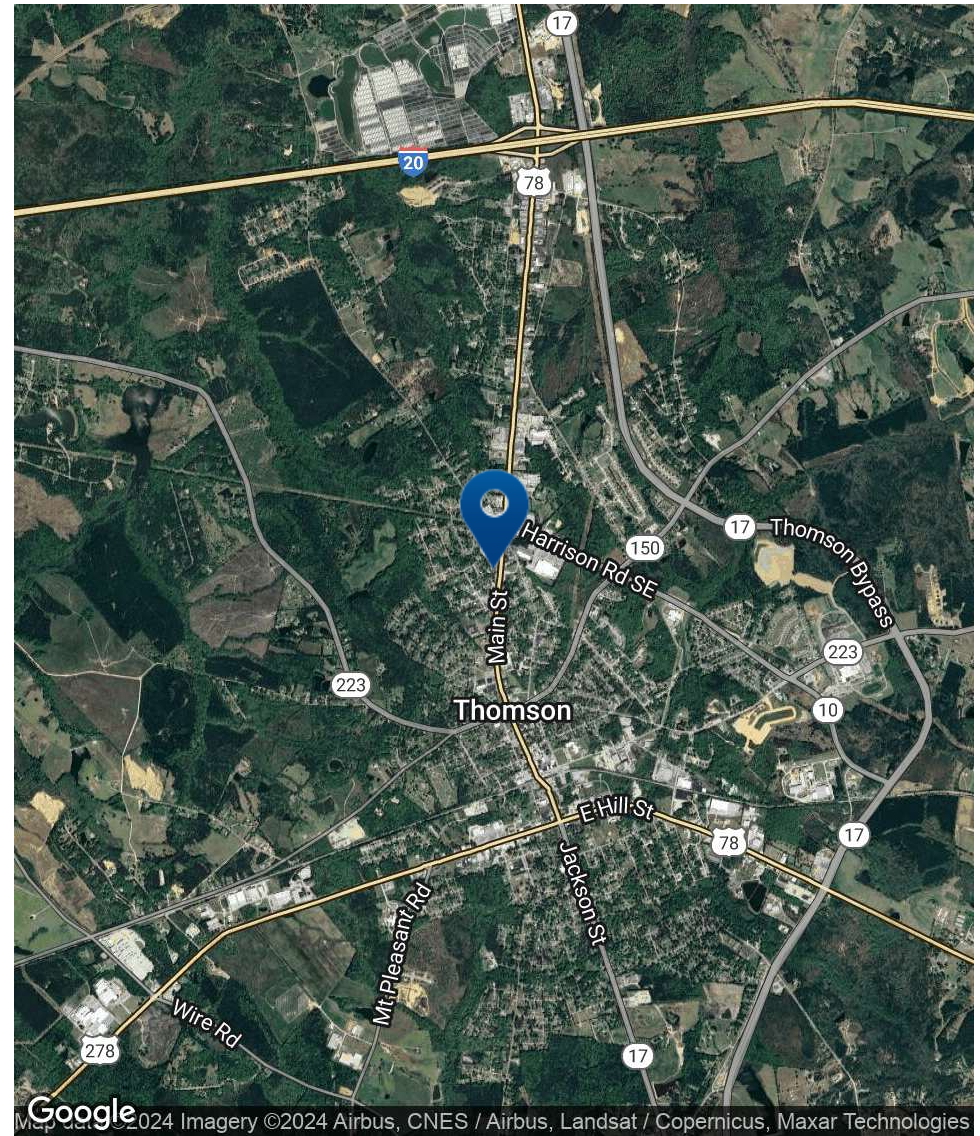
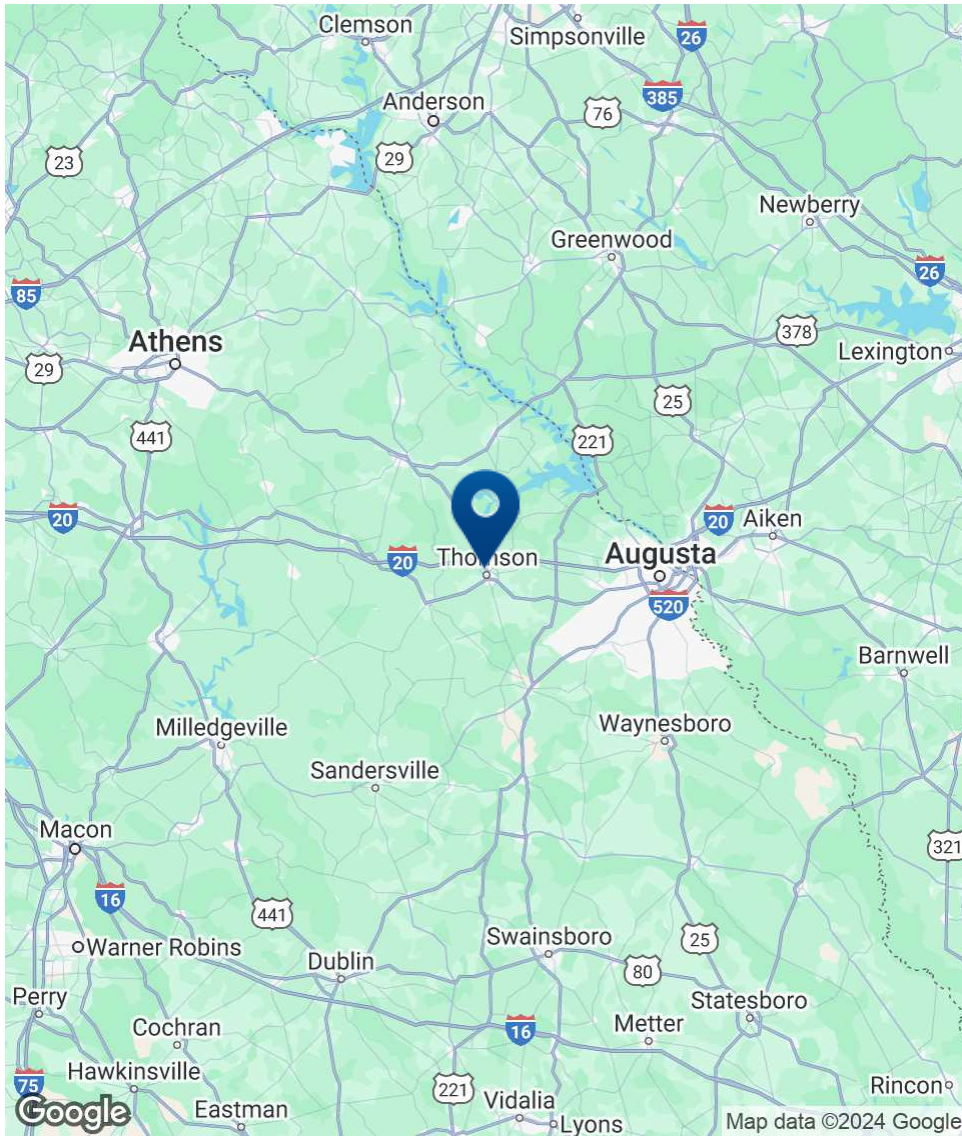
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,292	5,842	10,095
Total Population	10,667	14,555	25,247
Average HH Income	\$70,969	\$72,414	\$75,407



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Location Map



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Retailer Map



Additional Photos



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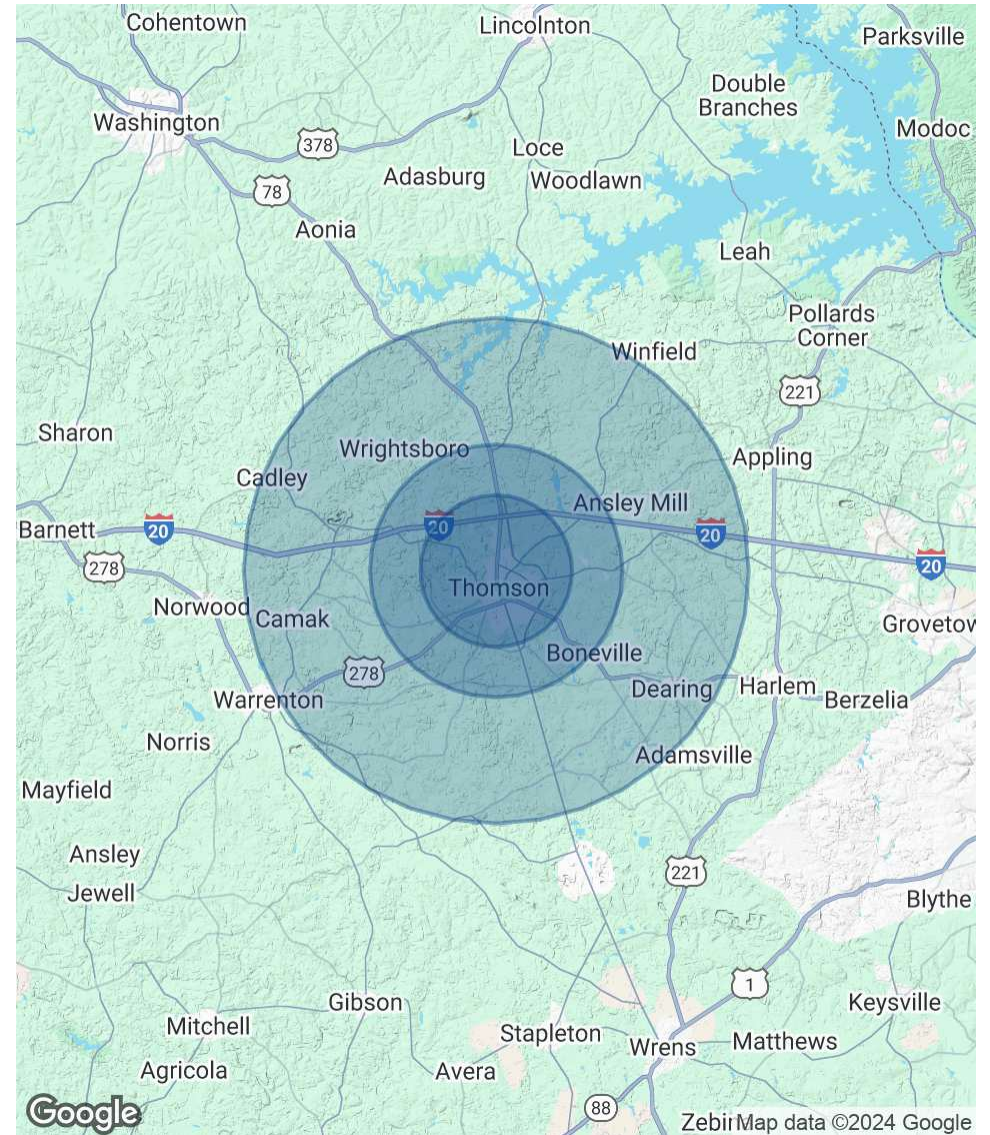
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,667	14,555	25,247
Average Age	41	41	42
Average Age (Male)	39	40	41
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,292	5,842	10,095
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$70,969	\$72,414	\$75,407
Average House Value	\$170,890	\$183,680	\$211,093

Demographics data derived from AlphaMap



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Advisor Bio 1



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Commercial Sales Associate

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PROFESSIONAL BACKGROUND

Zack is an Augusta, GA native and started his career with Sherman and Hemstreet in 2017. Zack spent the first two and a half years in a property management capacity across the southeast, specializing in identifying and solving problems within low income housing communities to improve the overall value of the property for his clients. This quickly grew into managing all types of income-producing properties because of his passion for real estate and the relationships he developed with his clients. Zack uses his property management experience to help property owners understand the true value of their property and to help them navigate in the current real estate market. When he is not working real estate, Zack enjoys working with his hands to build or fix things and spending time outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

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