



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

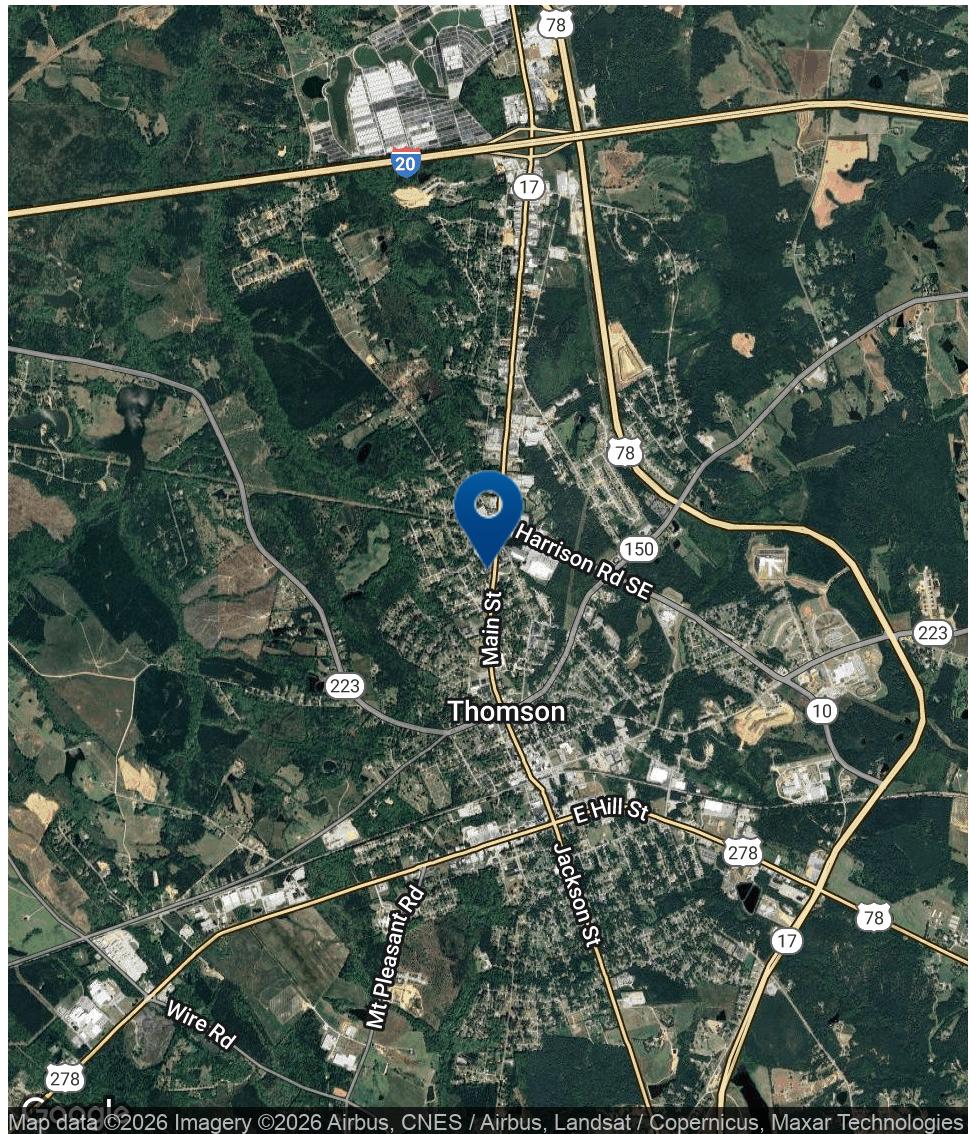
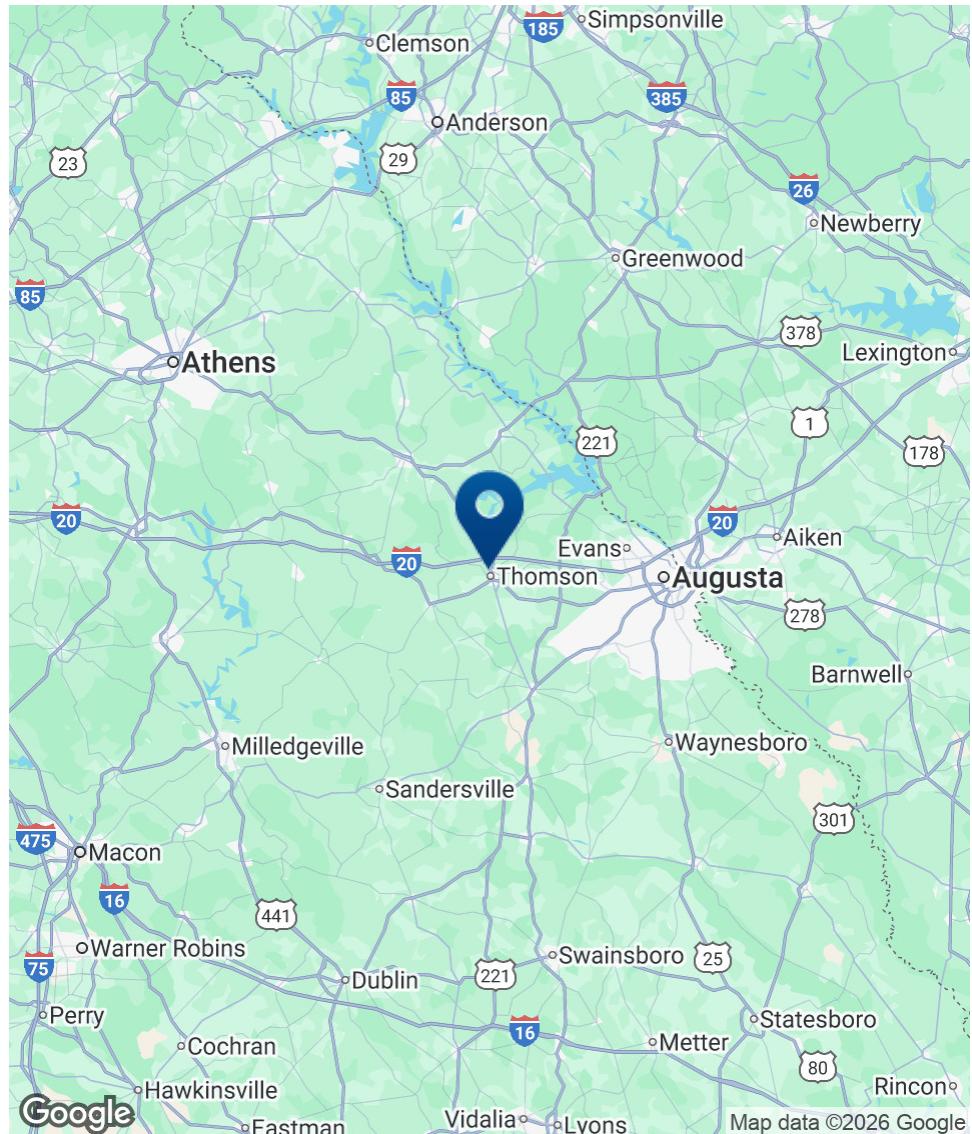
Sale Price:	\$400,000
Number of Units:	3
Lot Size:	0.9 Acres
Building Size:	4,680 SF

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

SHERMAN & HEMSTREET
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Location Map



SHERMAN & HEMSTREET
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Retailer Map



SHERMAN & HEMSTREET
Real Estate Company

ZACK HARTMAN

Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Additional Photos



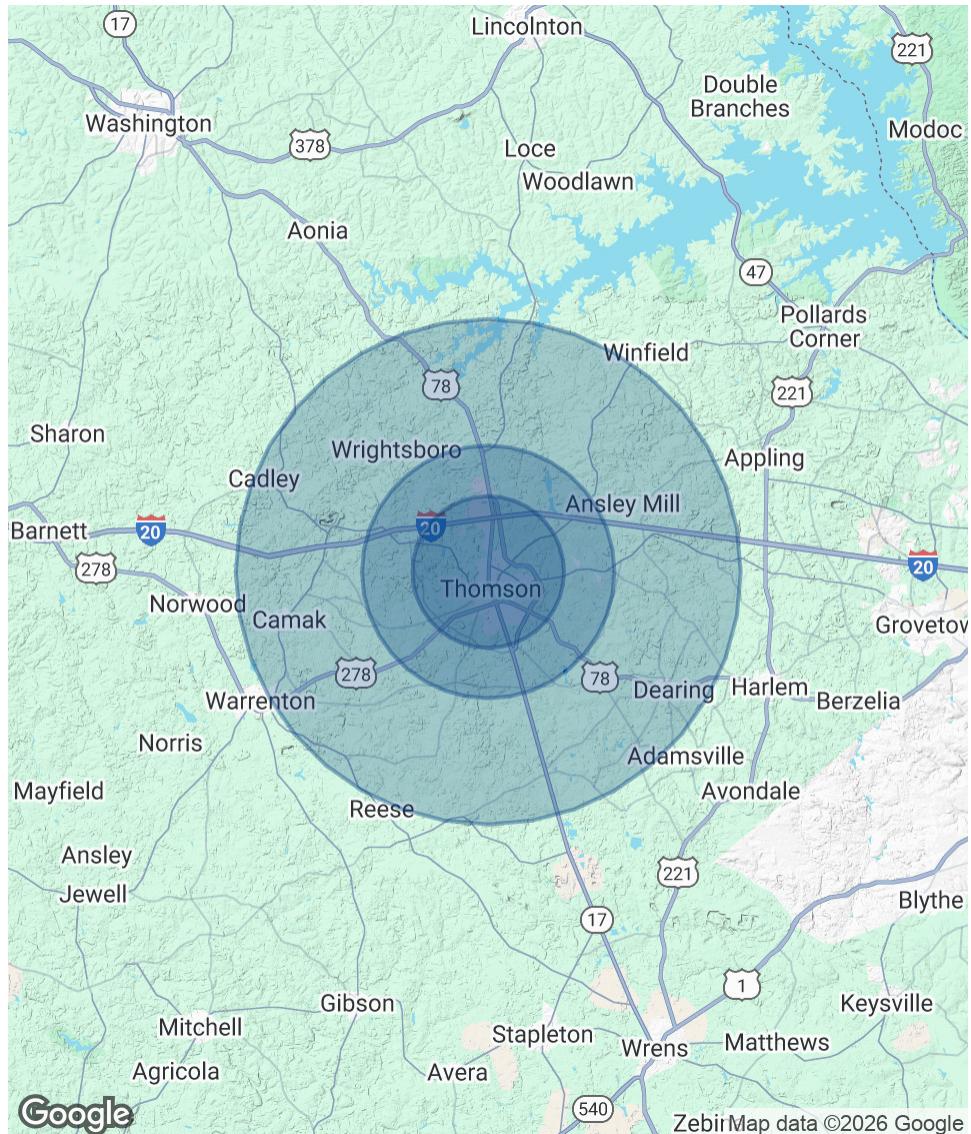
**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

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



SHERMAN & HEMSTREET
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Advisor Bio 1



ZACK HARTMAN

Commercial Sales Associate

zhartman@shermanandhemstreet.com
Direct: **706.922.0395** | Cell: **706.699.5284**

PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



ZACK HARTMAN

Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395