



## EXECUTIVE SUMMARY

## RETAIL DEVELOPMENT

HWY 19 SOUTH, THOMASVILLE, GA 31792



## OFFERING SUMMARY

**Sale Price:** \$650,000.00  
(current price & parcel size)

**Lot Size:** 1.04 - 1.43 Acres

**Zoning:** Commercial

**APN:** Portion of 046 076

## PROPERTY OVERVIEW

From 1.04 acres up to 1.43 acres, ideal location for retail development of US HWY 19 South. Adjacent to a Take 5 Oil Change and neighbors a TNT Supercenter Dealership. Lot is a portion of a larger parcel & has a 20' easement that connects it to E Pinetree Blvd., a busy retail area in Thomasville. Neighboring retailers include Dairy Queen, Sonny's BBQ, Publix, Starbucks, IHOP, Thomasville Toyota, and many more. For a full list of retail establishments, see Retailer Map on page 2.

1. \$650,000 for 1.04 acres (current price & parcel size)
  2. \$715,000 for 1.1 acres at 140 feet of frontage
  3. \$832,000 for 1.28 acres at 177.55 feet of frontage
  4. \$851,500 for 1.31 acres at 182.55 feet of frontage
  5. \$877,500 for 1.35 acres at 187.55 feet of frontage
  6. \$929,000 for 1.43 acres at 197.55 feet of frontage
- \*Contact Broker if larger parcel is needed.*

## LOCATION OVERVIEW

S HWY 19, North of the intersection of HWY 19 & 84.

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RETAILER MAP

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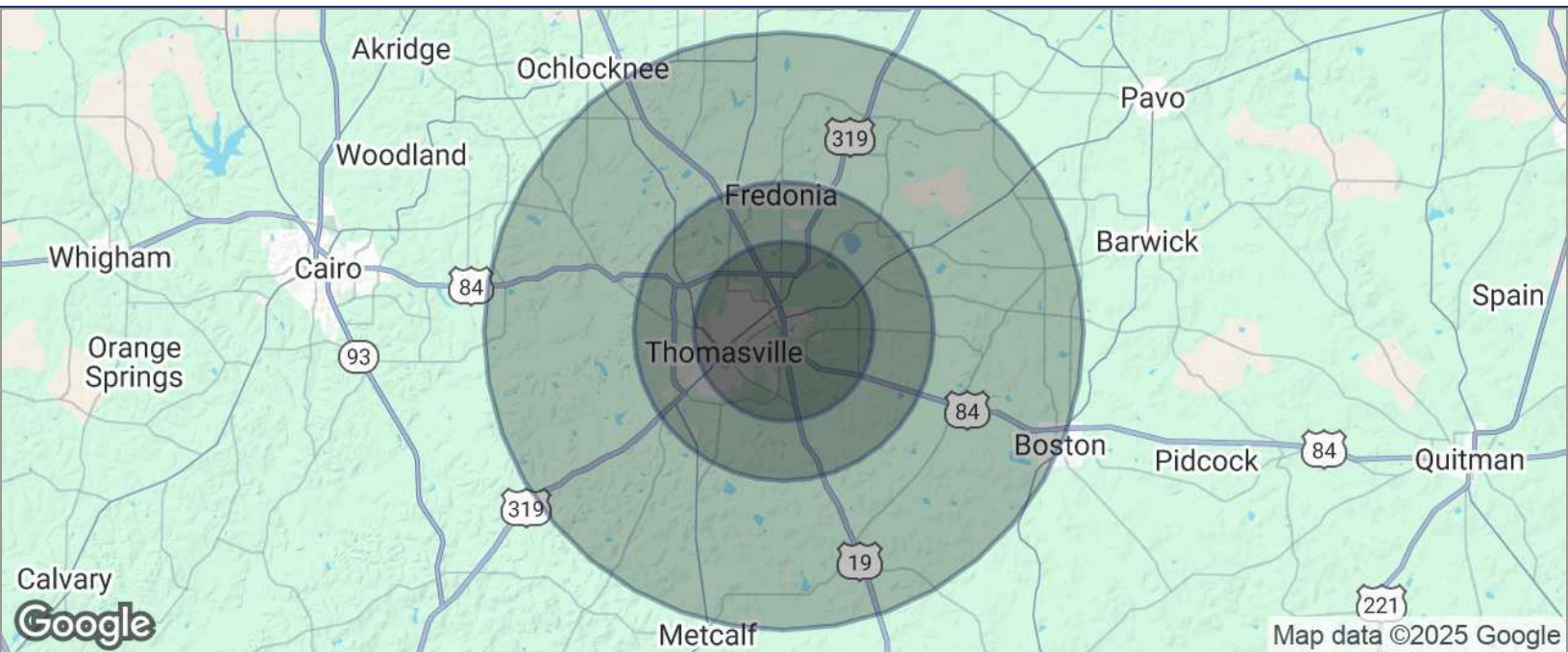




## DEMOGRAPHICS MAP

## RETAIL DEVELOPMENT

HWY 19 SOUTH, THOMASVILLE, GA 31792



| POPULATION          | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 18,146    | 25,900    | 36,520    |
| MEDIAN AGE          | 39.3      | 38.7      | 40.0      |
| MEDIAN AGE (MALE)   | 35.8      | 34.6      | 36.6      |
| MEDIAN AGE (FEMALE) | 42.7      | 40.9      | 41.8      |
| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
| TOTAL HOUSEHOLDS    | 8,774     | 12,311    | 16,897    |
| # OF PERSONS PER HH | 2.1       | 2.1       | 2.2       |
| AVERAGE HH INCOME   | \$53,215  | \$54,468  | \$58,232  |
| AVERAGE HOUSE VALUE | \$149,501 | \$142,716 | \$150,358 |

\* Demographic data derived from 2020 ACS - US Census

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