



33 Williamsburg Avenue Thomasville, Georgia 31757

Broker of Record: Brian Brockman
License #: 378952
Bang Realty-Georgia, Inc

ANDERSON CARR
APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

521 South Olive Avenue
West Palm Beach, FL 33401
Paul Snitkin
Phone: (561) 833-1661
Cell: (561) 310-7888



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CONFIDENTIAL

OFFERING MEMORANDUM

Presented by:

Paul Snitkin, Vice President

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Available FOR LEASE

33 Williamsburg Avenue, Thomasville, Georgia 31757

SHOPS AT WILLIAMSBURG

Excellent location in Thomasville Georgia. Just north of the Florida Georgia state line. Great exposure to Highway 19, with 20,000 VPD. Center is anchored with Starbucks, ATT and ZoomTan. Perfect location for Retail or Hospitality location. Close to all major support facilities. 30 miles northeast of Tallahassee, Florida. Lots of residential areas. The spaces available consists of 1,400 and 1,600 SF, total adjoining is 3,000 SF. Tons of parking and high ceilings. Great corner location with easy access to property. Signage available. Call for additional information, call Paul Snitkin.

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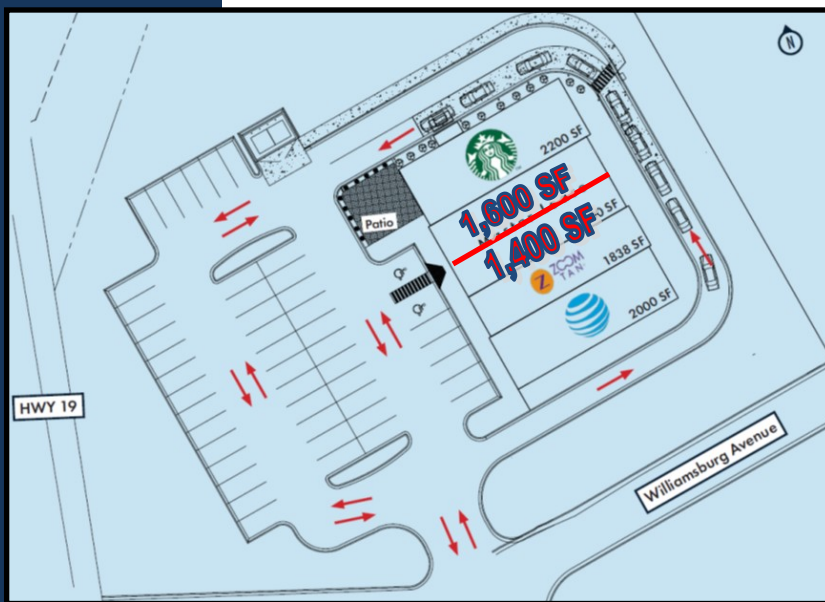
Note: This offering subject to errors, omissions, prior sale or withdrawal without notice



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Project Overview

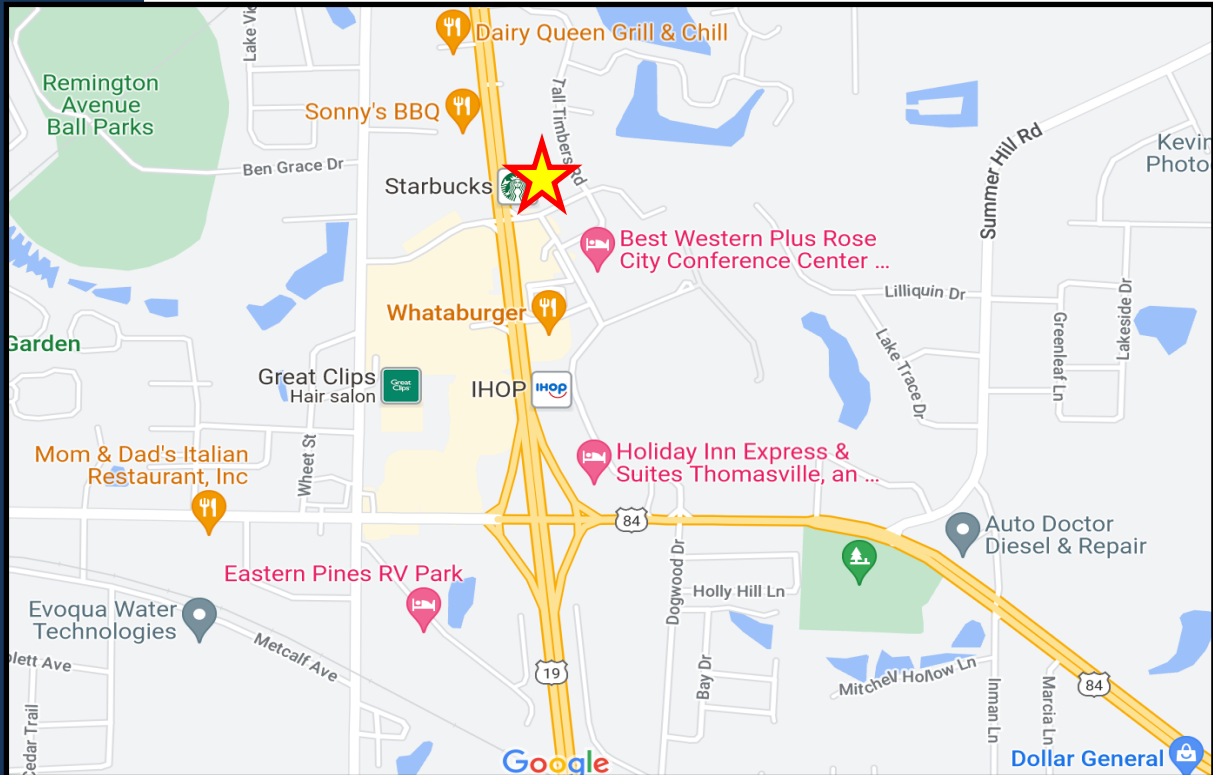
Anderson & Carr, Inc. is pleased to present the space for lease at 33 Williamsburg Avenue, Thomasville, GA. This space consists of 3,000 Square feet with an in-line location. Tons of parking. High ceilings. Excellent exposure.



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Strategic Location

Thomasville and Thomas County are located on the Georgia-Florida state line. Thomas County is strategically located on six four lane divided highways. Located 32 miles north east of Tallahassee. Thomas County has a population of 44,720 which serves a five –county area with a population of 144,000. Thomas county has 120 existing industries from Flowers Baking Company, Flowers Headquarters, Cleaver Brooks, Hurst boiler, and Blue Bell Creameries. Thomasville has the second largest farmer's market in the state, bringing in fruits and vegetables direct from the farm six days a week. The Downtown Organic Market features organically grown vegetables and fruits and often has products from local producers. Eco friendly items such as plants, flowers, baked goods and other all natural products are available at the monthly green market.



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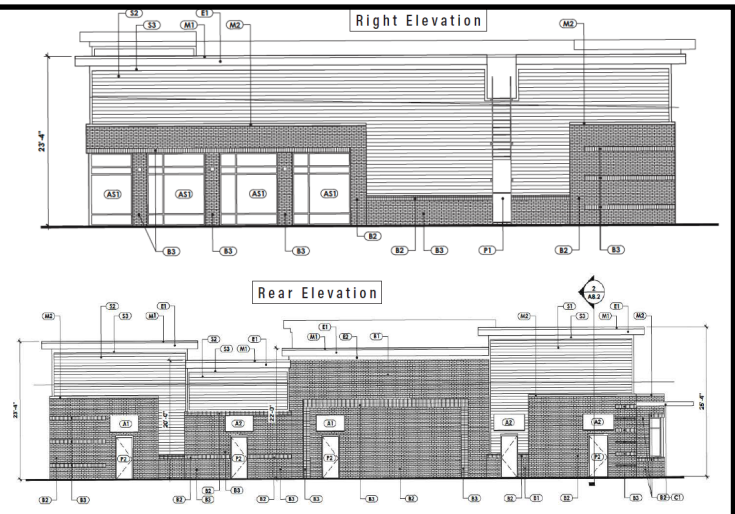
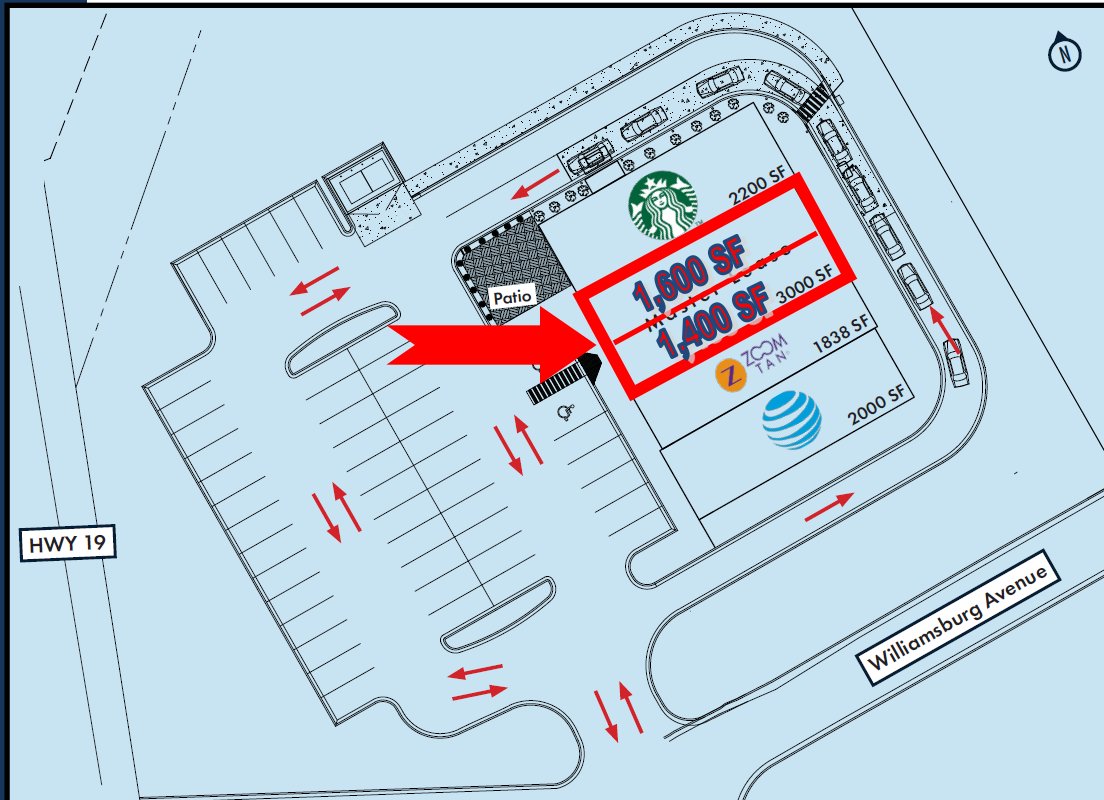
Directions to Property

Take US Highway 19, Georgia-Florida Parkway, to Williamsburg Avenue. Take right and subject property is on the left side or north side of the road. Direct exposure to US Hwy 19.





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