



COMMERCIAL REAL ESTATE

LAND FOR SALE



2136 Smith Ave
Thomasville, GA 31792

TREY DESANTIS
Partner/Associate
850.766.6868
tre@tlgproperty.com

TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200
Tallahassee, FL 32309
O: 850.385.6363



EXECUTIVE SUMMARY
2136 SMITH AVE
 THOMASVILLE, GA 31792



OFFERING SUMMARY

Sale Price:	\$685,000
Price / Acre:	\$223,127
Lot Size:	3.07 Acres
APN:	046H 118
Traffic Counts:	Hwy 84/Smith Ave: 14,700 US 19 S: 17,100

PROPERTY OVERVIEW

Located in the largest retail corridor in Thomasville, Georgia on Hwy 84/Smith Ave across from the entrance to Publix. Other major retailers in the immediate area include Lowes, Applebees, Verizon, Longhorn Steakhouse, IHOP, and many more.
 Traffic Counts: Hwy 84/Smith Ave: 14,700 US 19 S: 17,100

Trey DeSantis
 850.766.6868
 trey@tlgproperty.com

TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
 850.385.6363





RETAILER MAP
2136 SMITH AVE
 THOMASVILLE, GA 31792



Google

Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency

Trey DeSantis
 850.766.6868
 trey@tlgproperty.com

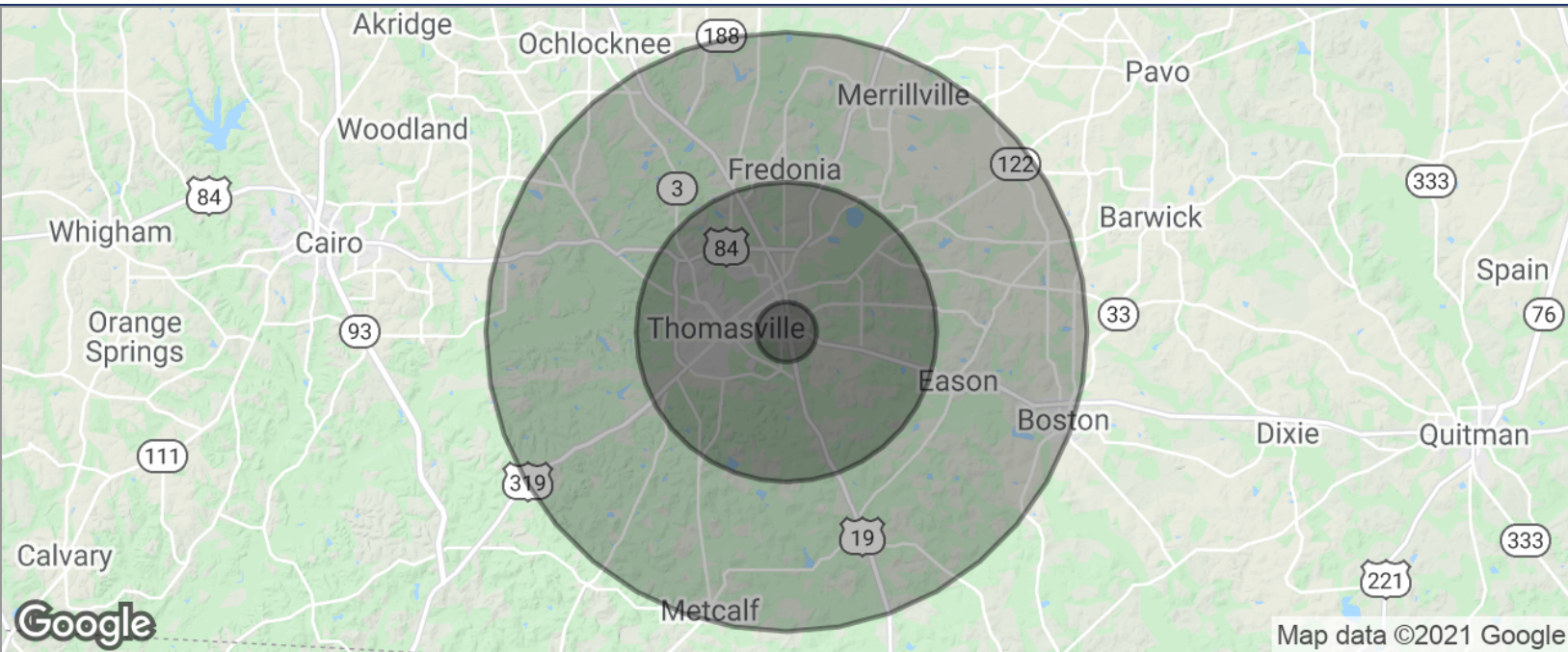
TLG REAL ESTATE SERVICES
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
 850.385.6363



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.



DEMOGRAPHICS MAP
2136 SMITH AVE
 THOMASVILLE, GA 31792



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,885	17,987	37,771
MEDIAN AGE	39.6	38.7	38.5
MEDIAN AGE (MALE)	36.0	36.9	37.4
MEDIAN AGE (FEMALE)	42.5	40.5	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	785	7,344	14,968
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$59,443	\$56,081	\$54,370
AVERAGE HOUSE VALUE	\$196,645	\$197,273	\$198,153
RACE	1 MILE	5 MILES	10 MILES
% WHITE	66.5%	63.5%	59.6%
% BLACK	31.5%	34.0%	37.4%
% ASIAN	1.2%	1.2%	1.0%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.3%	0.8%	1.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.4%	2.1%	2.9%

* Demographic data derived from 2010 US Census