



EXECUTIVE SUMMARY

RETAIL-PAD

1400 EAST JACKSON STREET, THOMASVILLE, GA 31792

**OFFERING SUMMARY****Sale Price:** \$675,000.00**Lot Size:** 0.65 Acres**Zoning:** Commercial**APN:** 011 020009**PROPERTY OVERVIEW**

This cleared and almost fully paved parcel is at a traffic light corner on East Jackson Street. Cross streets are Clanton Street and Phelps Street. Multiple access points from all three streets. Property is ideal for fast food, gas station, convenience store, bank, or numerous other retail or professional services uses.

LOCATION OVERVIEW

Jackson Street is a main retail corridor in Thomasville. Numerous retail, restaurant, and office uses including Food Lion, ALDI, Factor Fitness, The First Bank, Ford dealership, Wendy's, and McDonald's are all in close proximity.

Traffic counts:

13,400 on E Jackson Street/HWY 319

4,000 on Clanton Street



AERIAL/PARCEL RETAIL-PAD

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Trey DeSantis
850.766.6868
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TLG REAL ESTATE SERVICES
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309
850.385.6363





RETAILER MAP RETAIL-PAD

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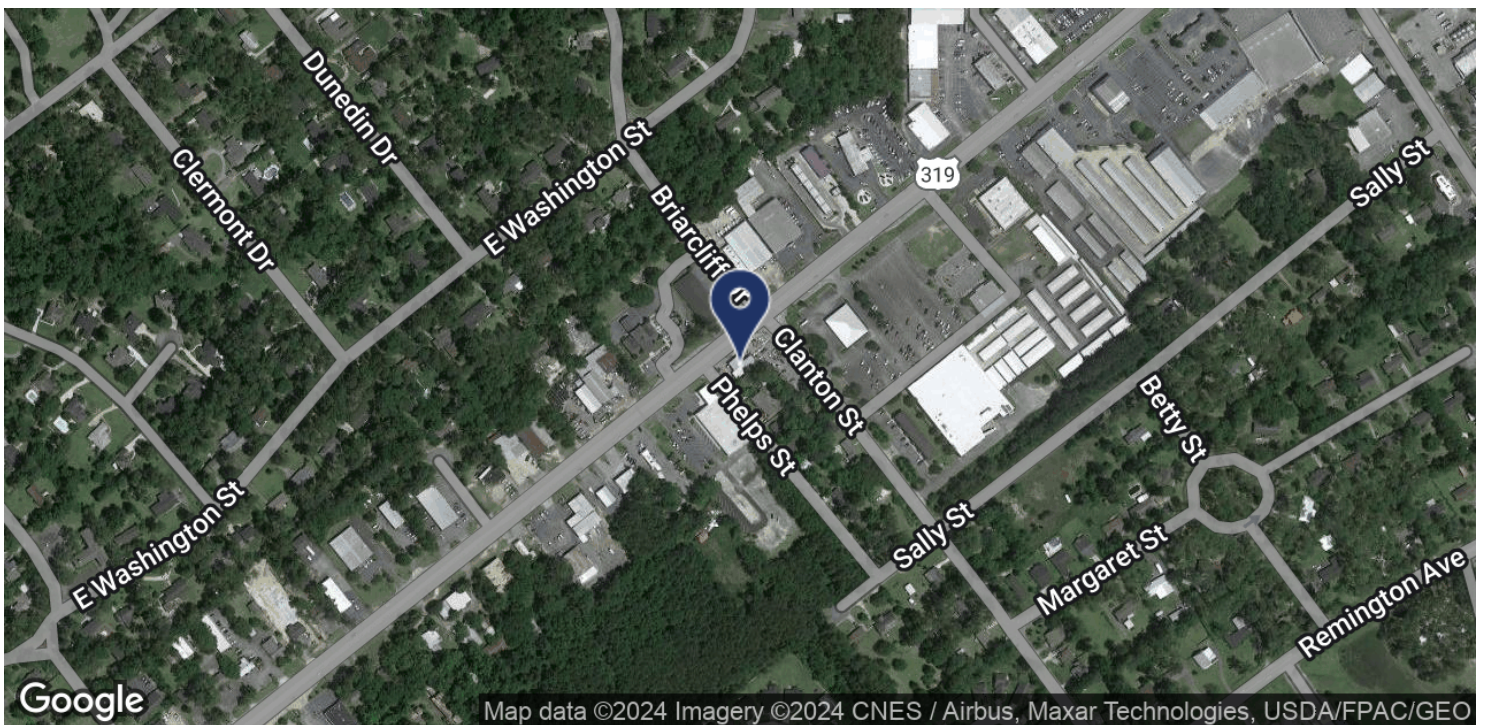
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LOCATION MAP RETAIL-PAD

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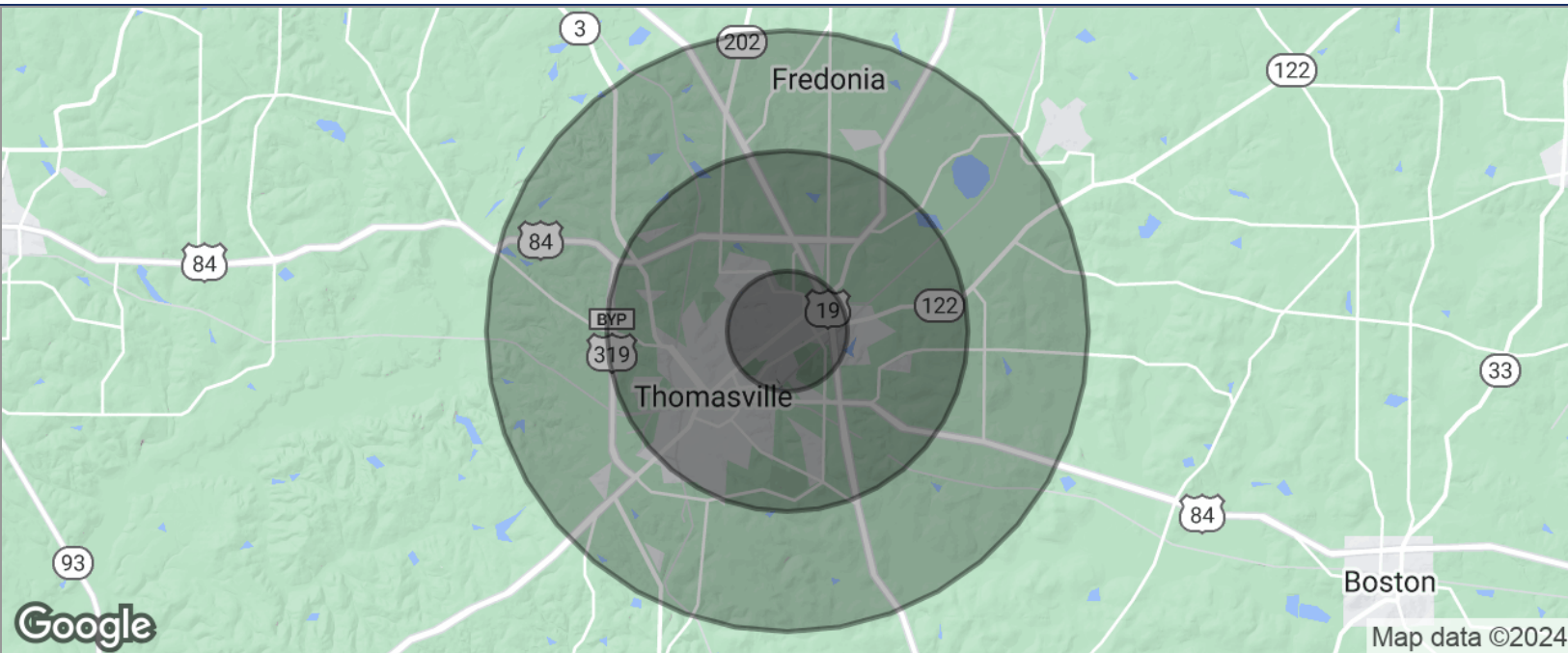




DEMOGRAPHICS MAP

RETAIL-PAD

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,840	20,357	25,814
MEDIAN AGE	43.5	38.4	38.6
MEDIAN AGE (MALE)	39.0	34.1	34.5
MEDIAN AGE (FEMALE)	50.6	41.3	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,962	9,895	12,238
# OF PERSONS PER HH	2.0	2.1	2.1
AVERAGE HH INCOME	\$53,699	\$51,052	\$54,158
AVERAGE HOUSE VALUE	\$161,362	\$141,141	\$142,823

* Demographic data derived from 2020 ACS - US Census

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