

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:

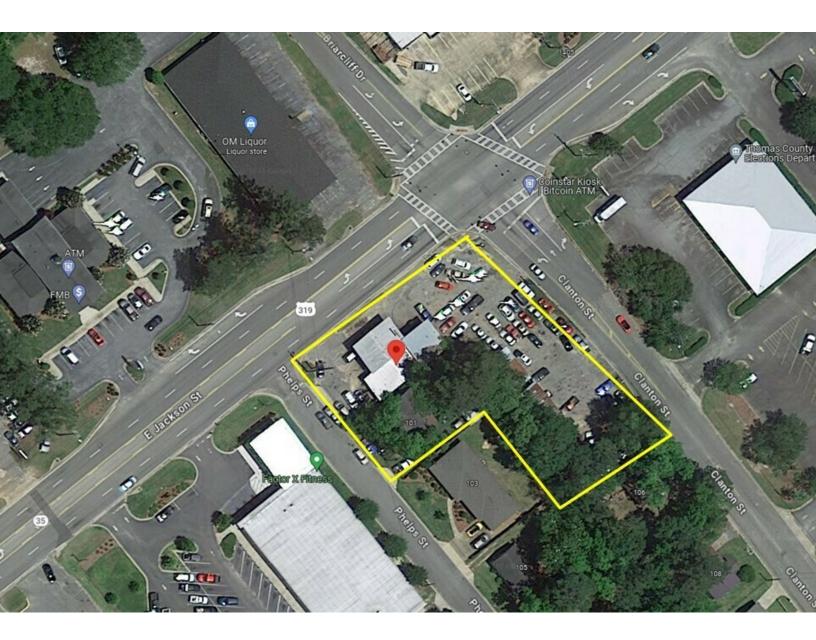
13,400 on E Jackson Street/HWY 319 4,000 on Clanton Street

Trey DeSantis 850.766.6868 trey@tlgproperty.com **TLG REAL ESTATE SERVICES** 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363





AERIAL/PARCEL **RETAIL-PAD** 1400 EAST JACKSON STREET, THOMASVILLE, GA 31792



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RETAILER MAP **RETAIL-PAD** 1400 EAST JACKSON STREET, THOMASVILLE, GA 31792

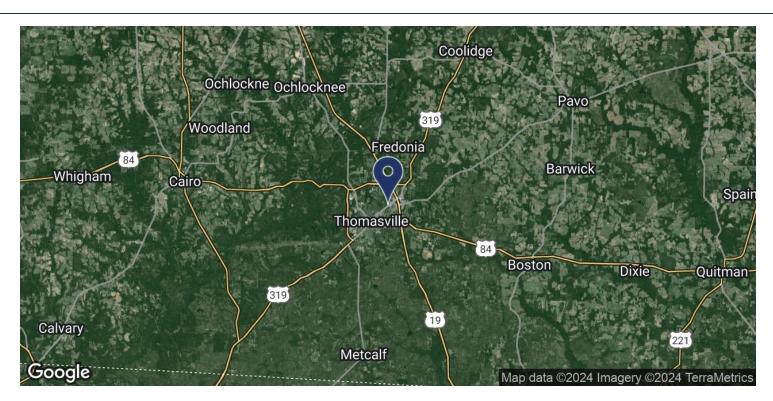


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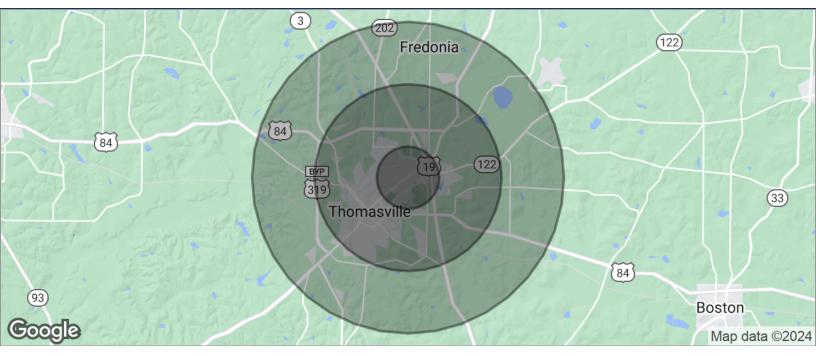




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DEMOGRAPHICS MAP **RETAIL-PAD** 1400 EAST JACKSON STREET, THOMASVILLE, GA 31792



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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