



EXECUTIVE SUMMARY

PINETREE PLAZA

2850 E PINETREE BLVD, THOMASVILLE, GA 31792



OFFERING SUMMARY

Spaces Available:	A. 1,200 SF
	B. 2,400 SF
	C. 2,400 SF
Rates:	\$1,800/Month (1,200 SF)
	\$2,800/Month (Per 2,400 SF Space)
Lot Size:	10.03 +/- Acres

PROPERTY OVERVIEW

Pinetree Plaza is anchored by Roses, Ace Hardware, and Anytime Fitness and currently has three bays available for lease. The 1,200 sf space is a turn-key retail bay with two small offices or storage rooms, roll-up door, new hardwood flooring in the back of the space and one bathroom. The two 2,400 sf bays can be leased separately or combined for 4,800 sf. One bay was recently used as a boutique and has two bathrooms, a small office/storage area, and an open floor plan. The second bay is divided into four large rooms or offices with a reception area. Large, paved area behind the units is available for a patio area, work area, or additional storage.

This Plaza is located on a major retail corridor, Pinetree Blvd., and is surrounded by national and local businesses including Burger King, Arby's, Popeye's, Dunkin Donuts, Belk, TJ Maxx, Big Lots, Ollie's, and many more. There is almost 700 ft. of frontage along Pinetree Blvd.

LOCATION OVERVIEW

Pinetree Plaza is located on Pinetree Blvd., one of the major retail corridors, in Thomasville, GA

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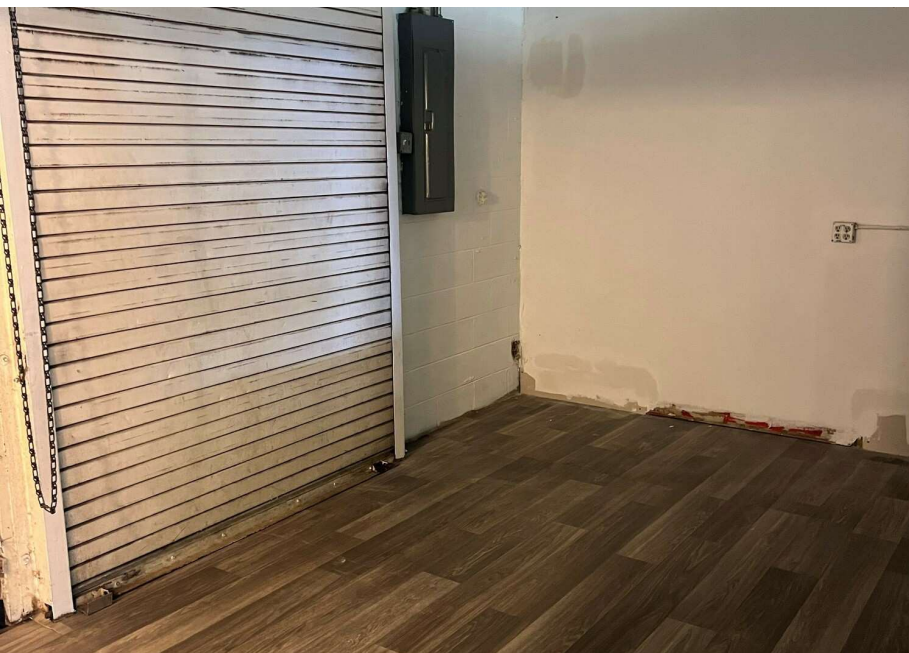




1,200 SF SPACE

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SITE PLAN

PINETREE PLAZA

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(NOT TO SCALE)

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RETAILER MAP

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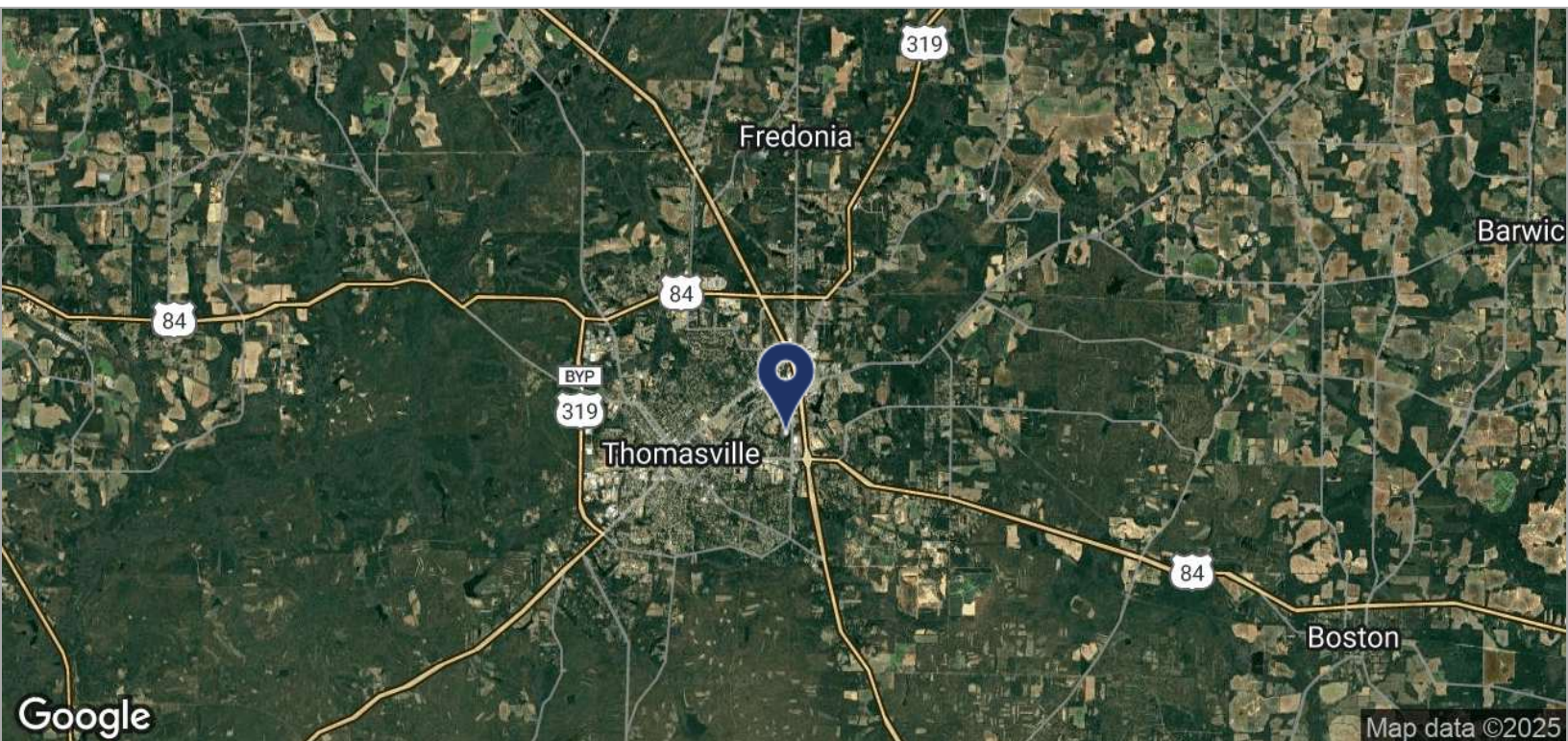
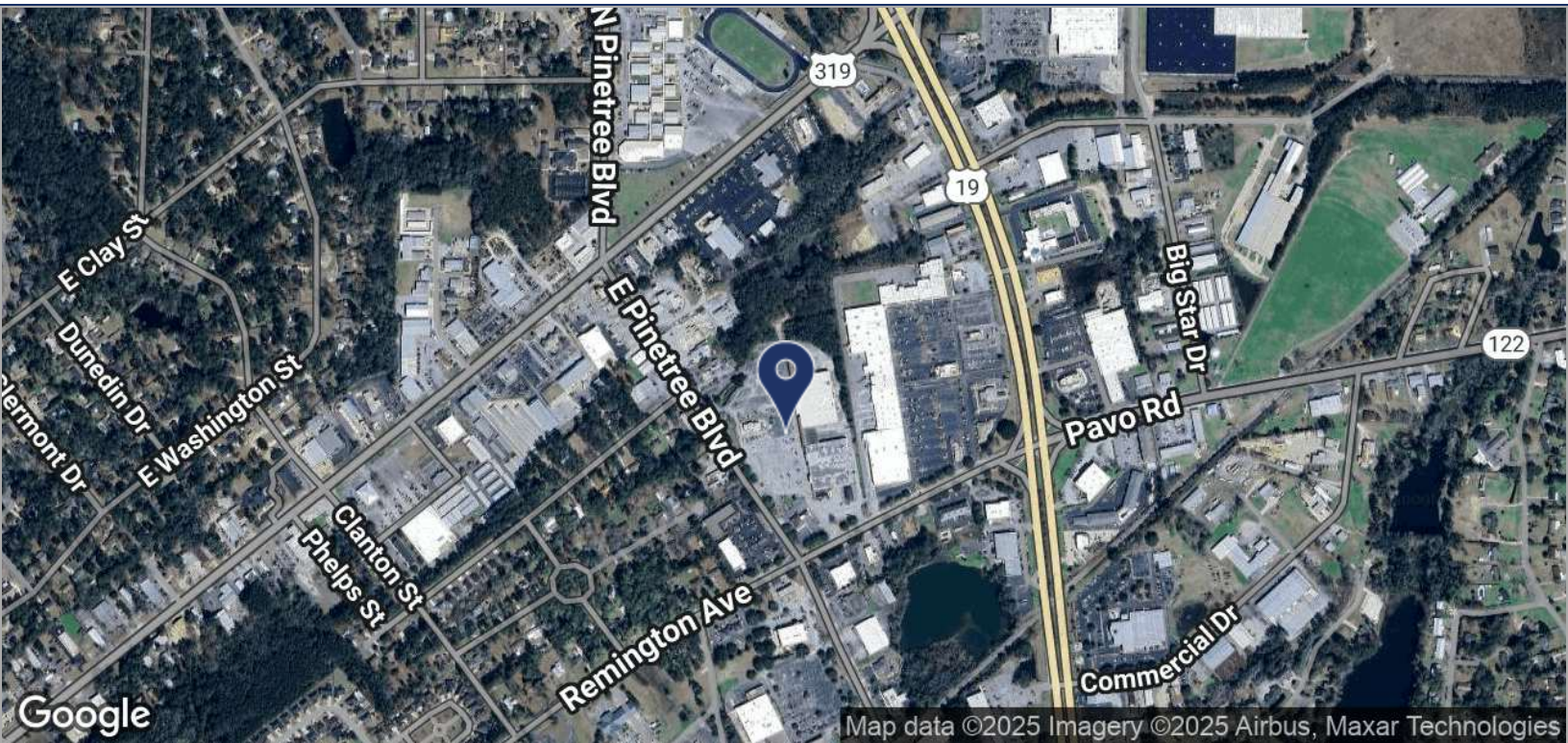




LOCATION MAPS

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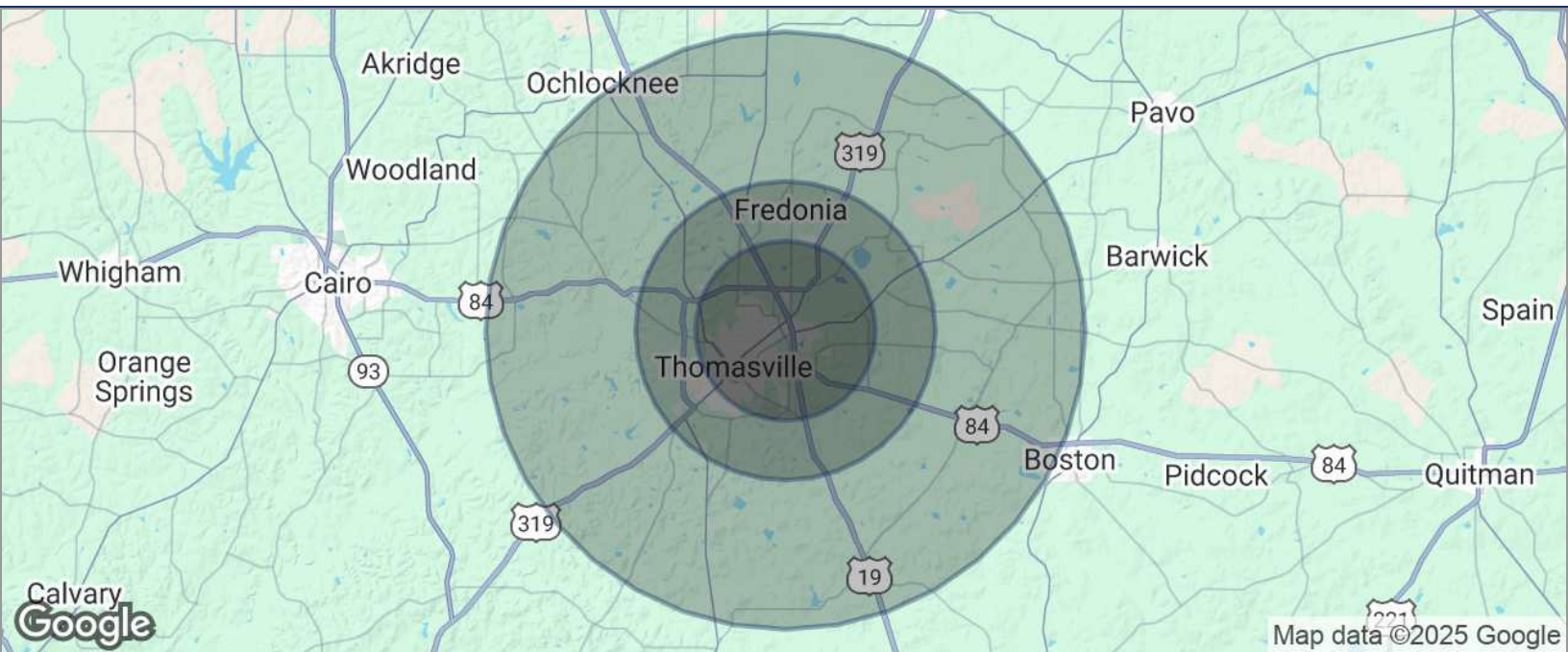




DEMOGRAPHICS MAP

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	17,468	26,146	36,812
MEDIAN AGE	40.0	38.6	40.0
MEDIAN AGE (MALE)	35.5	34.5	36.6
MEDIAN AGE (FEMALE)	43.3	40.8	41.8
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,430	12,385	17,033
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$54,033	\$54,310	\$58,141
AVERAGE HOUSE VALUE	\$193,808	\$165,209	\$158,842

* Demographic data derived from 2020 ACS - US Census

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