

TLG

COMMERCIAL REAL ESTATE

RETAIL PROPERTY FOR LEASE



Pinetree Center
2551 E. Pinetree Blvd.
Thomasville, GA 31792

TREY DESANTIS

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

PINETREE CENTER

2551 E PINETREE BLVD, THOMASVILLE, GA 31792



OFFERING SUMMARY

Available SF: 1,400 - 5,000 SF**Lease Rate:** \$12 - 14 SF/yr
(NNN)**Lot Size:** 10.96 +/- Acres**Building Size:** 74,772 (+/-) sf**Zoning:** Commercial**APN:** 010-001006

PROPERTY OVERVIEW

Retail spaces available in the Pinetree Shopping Center. 718' frontage on Pinetree Blvd and 91' on Remington Ave. Includes 465 parking spaces.

LOCATION OVERVIEW

Pinetree Center is located at the intersection of Remington Ave. and E Pinetree Blvd. The center has easy access to US HWY 19 and US HWY 319. Nearby retailers include TJ Maxx, Belk's, ACE Hardware, Popeye's Chicken, Burger King, Arby's, Gateway Cinemas 7, Dunkin Donuts, and many more.

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ADDITIONAL PHOTOS

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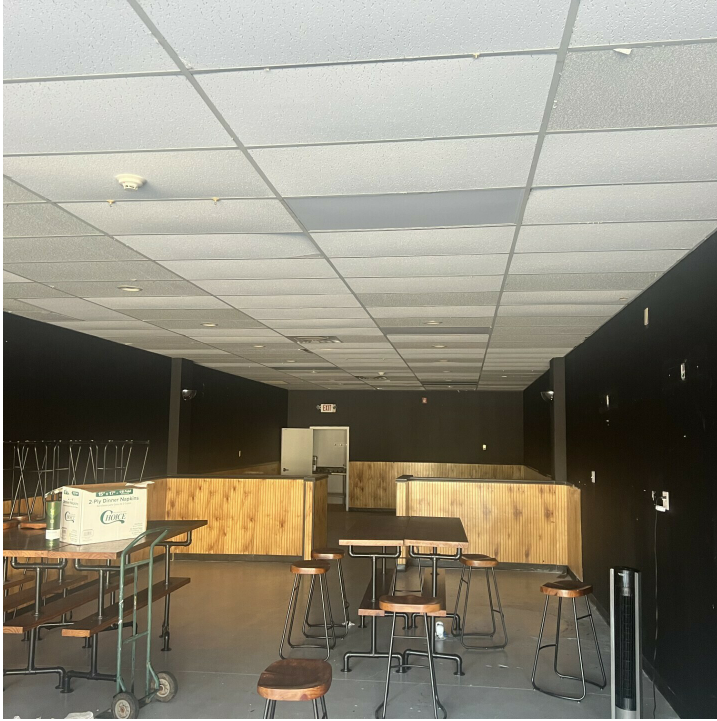




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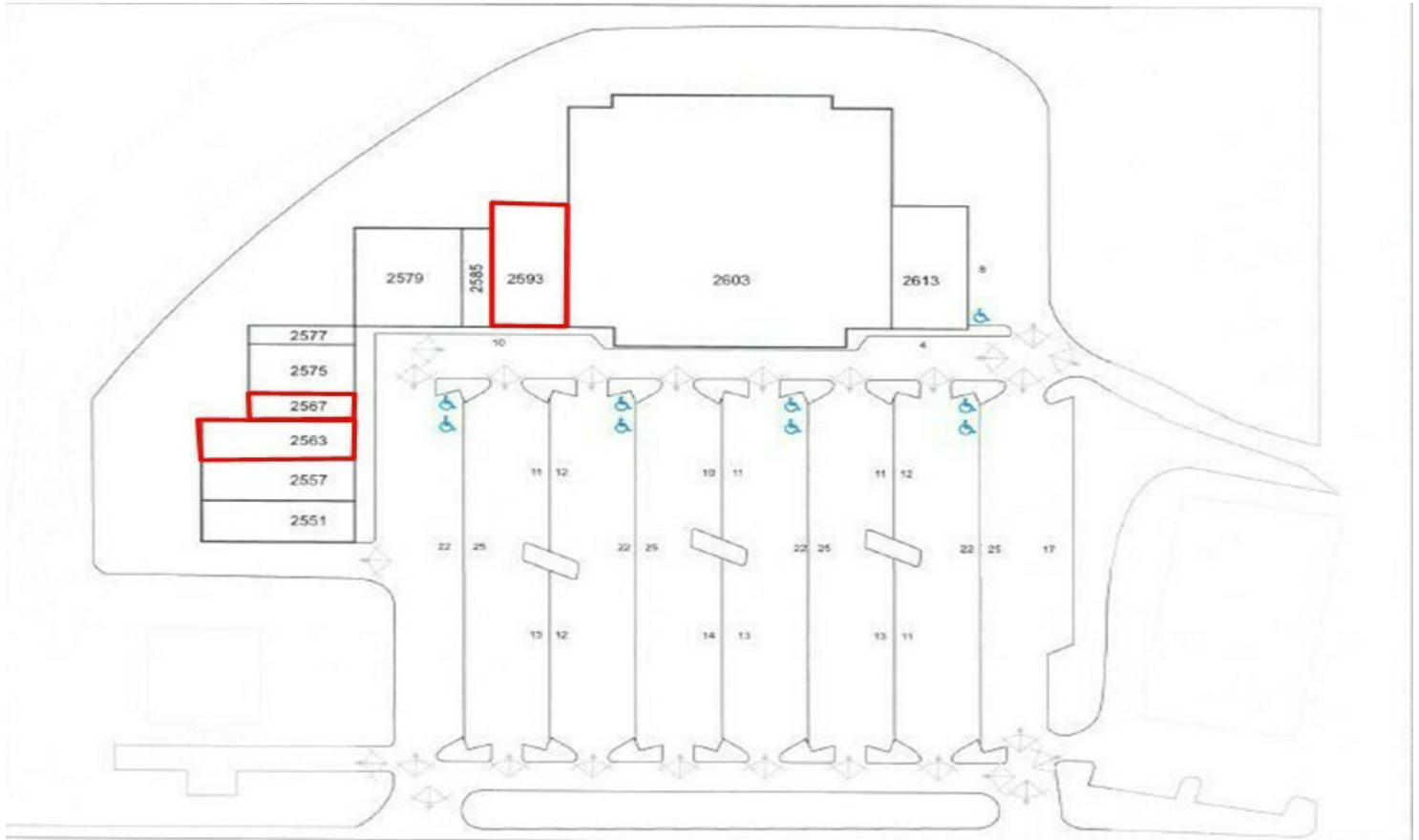
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AVAILABLE SPACES

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SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Space 2567	\$14.00 SF/YR	NNN	1,400 SF	Negotiable
Space 2563	\$12.00 SF/YR	NNN	3,333 SF	Negotiable
Space 2593	\$12.00 SF/YR	NNN	5,000 SF	Negotiable

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RETAILER MAP

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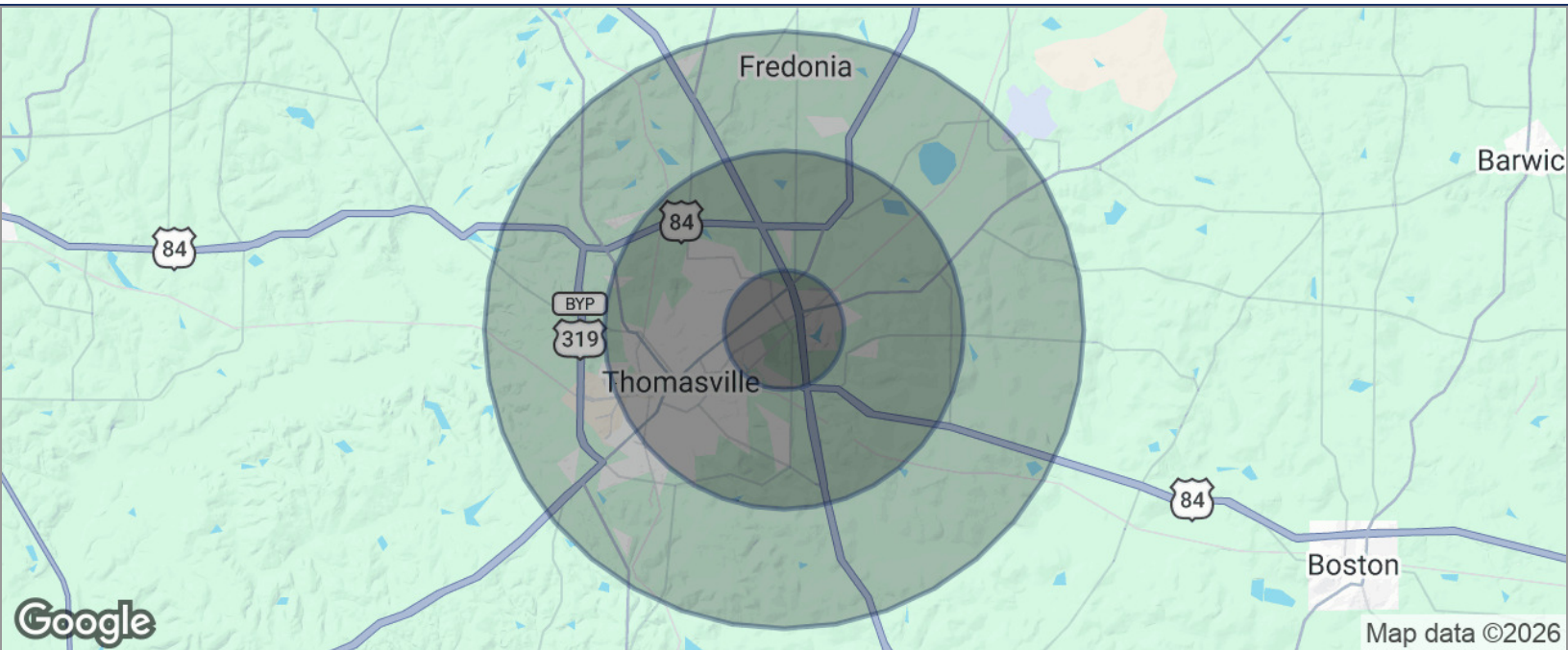




DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,685	12,620	19,430
MEDIAN AGE	36.1	39.3	38.7
MEDIAN AGE (MALE)	32.1	36.3	37.1
MEDIAN AGE (FEMALE)	38.0	41.8	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,121	5,279	8,024
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$53,115	\$57,574	\$55,482
AVERAGE HOUSE VALUE	\$162,926	\$194,945	\$196,920

* Demographic data derived from 2020 ACS - US Census

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