

SCAN THE
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THIS LISTING
ONLINE



2,030 SF FOR SALE

540 W Hill Street | Thomson, GA 30824

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ZONE | B-1 COMMERCIAL

0.34 AC

PRICE | \$350,000



JORDAN TROTTER
COMMERCIAL REAL ESTATE

Located at 540 W. Hill Street, this medical office building sits just minutes from downtown Thomson, GA and offers excellent accessibility to I-20, making it ideal for both local and regional patients. The property is positioned near established commercial and professional neighbors including the Thomson Family Y, KJ's Market, Queensborough National Bank & Trust Company. Its central location provides convenient access to dining, shopping, and essential services in downtown Thomson, while the proximity to I-20 ensures easy connectivity to Augusta and the greater Central Savannah River Area.

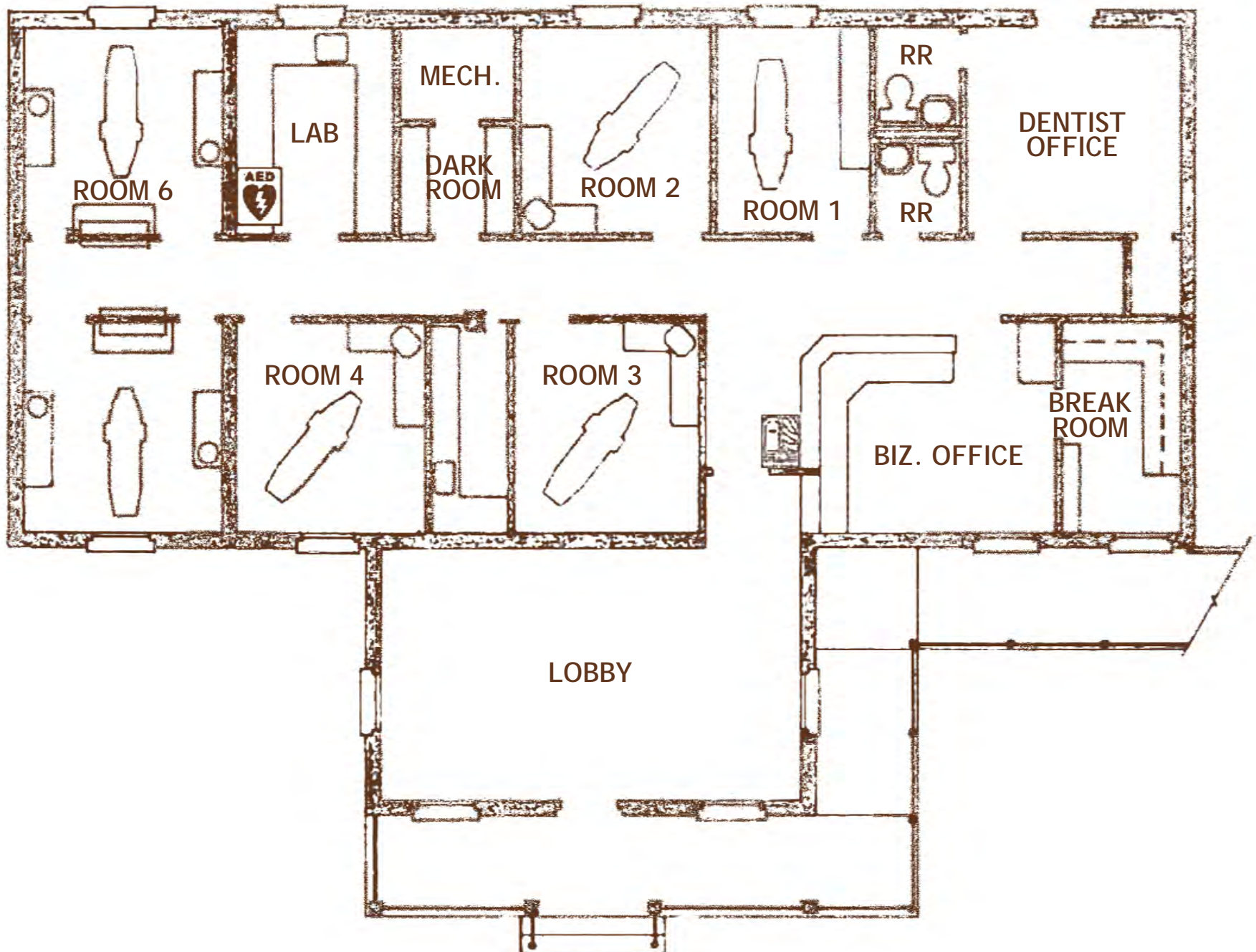
Medical office located at 540 W Hill Street in Thomson, GA available for sale or for lease. The exterior has been well maintained and features a paved customer parking lot with ADA compliant access. The interior of the office features a large patient waiting room, reception office, seven individual patient rooms, two restrooms, private office, and employee break room.

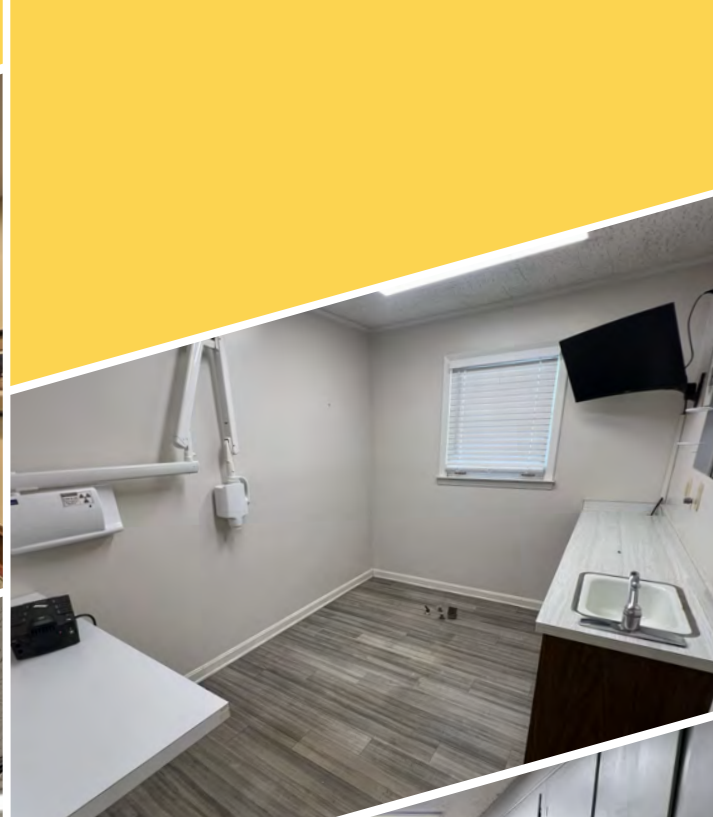
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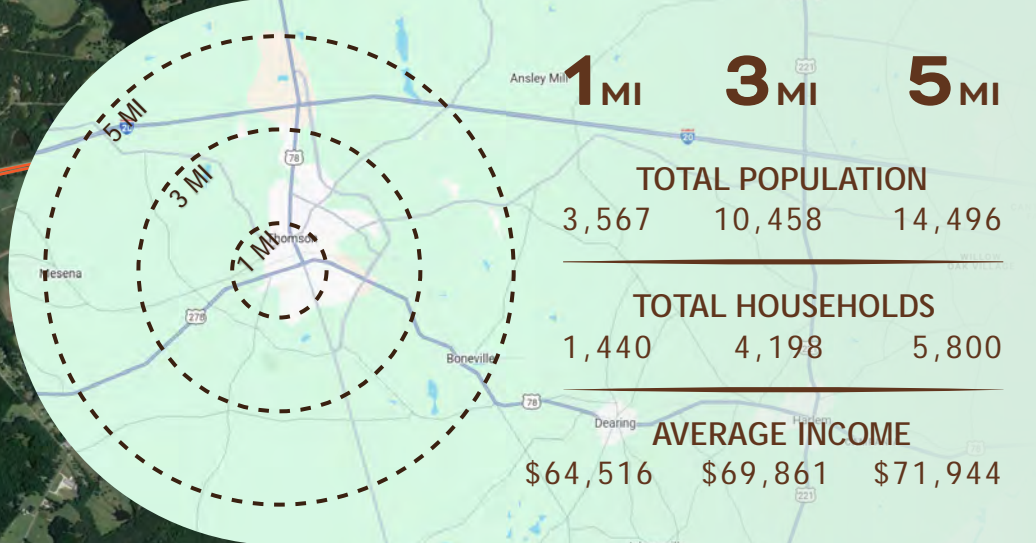
- Medical Office
- 2,030 SF building
- Seven patient rooms
- Large waiting room
- Private office



FLOOR PLAN







SITE



WASHINGTON ROAD

THOMSON BYPASS

MAIN STREET

HILL STREET

AUGUSTA HIGHWAY



RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Gordon

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Gordon, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

