

**521 W Hill Street  
Thomson, GA 30824**

**Family Y  
Expansion**

**SF: 5,200**

**Acres: 3.17**

**For Lease**



**Parker Dye**

parker@jordantrotter.com

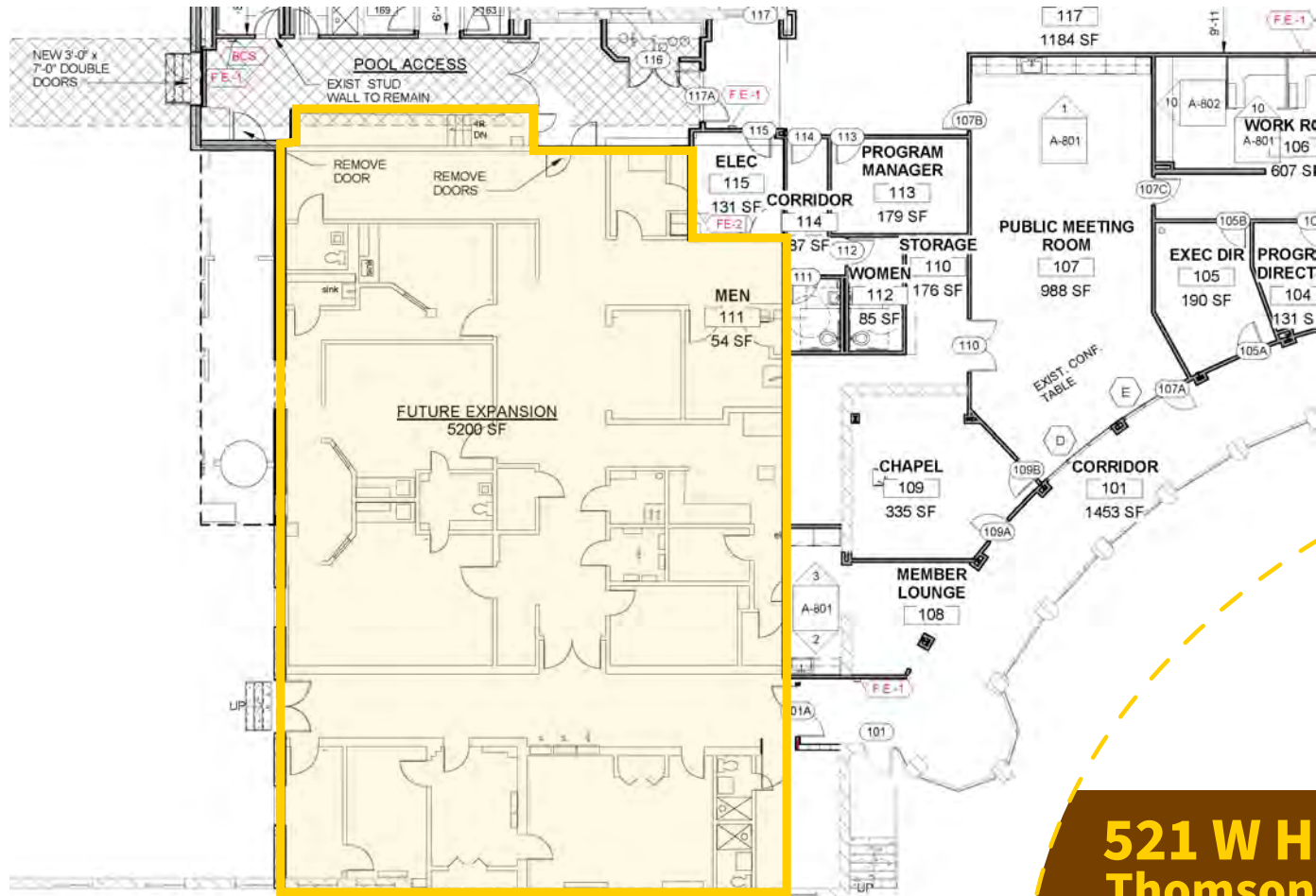
706•736•1031



**JORDAN TROTTER**

COMMERCIAL REAL ESTATE





**521 W Hill Street  
Thomson, GA 30824**

27,104 Square Foot retail building on W. Hill Street just outside of Downtown Thomson Georgia. 5,200 SF of expansion space for the Family Y. This space will give the Family Y its own access and access to the Family Y workout facility. This location is surrounded by professional and retail. Businesses in the immediate area include The Family Y-Thomson, KJ's Market, Goody's, Subway and Family Dollar.

## Highlights

- 5,200 SF
- W. Hill Street VPD - 11,400
- Surrounded by professional and retail businesses



Walgreens Walmart  
TSC TRACTOR SUPPLY CO

SUBWAY REGIONS KT's  
Post Office MARKET

the Y QUEENSBOROUGH CITGO

Hill Street

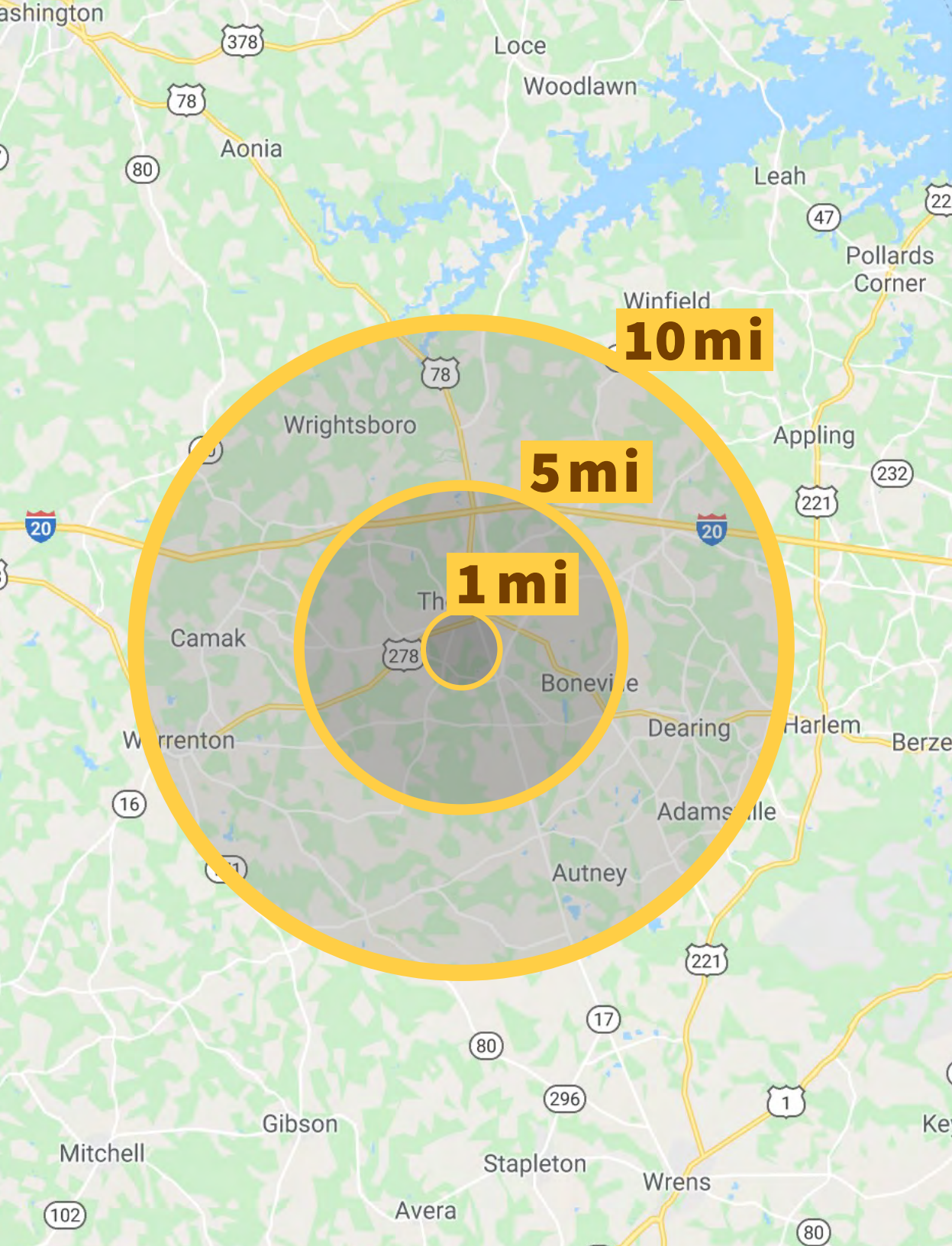
VPD: 11,400

Main Street

SITE

BILO FAMILY DOLLAR POPEYES

JORDAN TROTTER  
COMMERCIAL REAL ESTATE



# Demographics

## Population

|                  | 1 mi | 5 mi   | 10 mi  |
|------------------|------|--------|--------|
| Total Population | 475  | 12,165 | 25,544 |
| Median Age (m)   | 28.7 | 31.7   | 34.7   |
| Median Age (f)   | 37.2 | 37.9   | 38.5   |

## Households & Income

|                  | 1 mi      | 5 mi      | 10 mi     |
|------------------|-----------|-----------|-----------|
| Total Households | 172       | 4,530     | 9,629     |
| Persons per HH   | 2.8       | 2.7       | 2.7       |
| Average Income   | \$43,174  | \$41,917  | \$44,114  |
| Average Value    | \$128,088 | \$127,244 | \$126,343 |



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

[www.jordantrotter.com](http://www.jordantrotter.com)  
3638 Walton Way Ext, STE 200  
Augusta, GA 30909