

The Shoppes @ Thomson

2219 NE Harrison Road, Thomson, GA 30824



PROPERTY SUMMARY

Available SF:	2,040 SF
Lease Rate:	Negotiable (NNN)
Lot Size:	4.28 Acres
Building Size:	31,960 SF
Year Built:	2002
Zoning:	B1
Market:	Greater Augusta
Sub Market:	Thomson
Cross Streets:	Main St. / HWY 78
Traffic Count:	15,123 / HWY 78

PROPERTY OVERVIEW

The Shoppes @ Thomson is a Walmart shadow center located just off Highway 78 in Thomson, GA. This retail development is strategically located between downtown Thomson and I-20. The City of Thomson benefits from its close proximity to Augusta and Fort Gordon which is home to the NSA and national cyber security facility. These new additions to the local economy are yielding high population and income growth to the the greater Augusta area.

PROPERTY HIGHLIGHTS

- Walmart Anchor
- Tall lighted pylon sign
- Multiple ingress and egress points
- Stabilized demographics
- Strong national tenants
- 5.28 / 1,000 parking ratio. 169 parking spaces

SHERMAN & HEMSTREET REAL ESTATE COMPANY

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The Shoppes @ Thomson

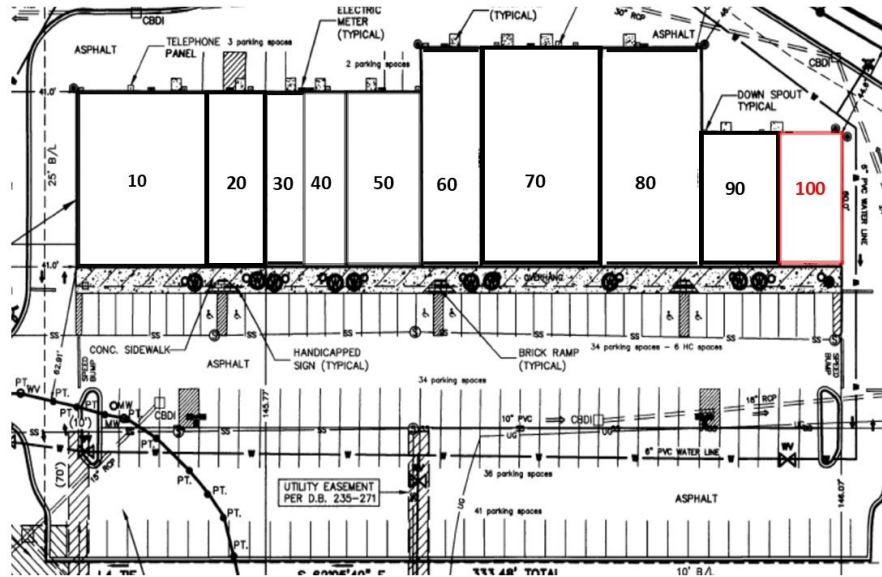
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Salvation Army	70	6,000
HIBBETT SPORTS	80	5,000
AVAILABLE	90	2,160
Free Nutrition	100	2,040



TENANT	UNIT	SQFT
CATO	10	5,120
Vape Store	20	2,400
JS NAILS	30	1,600
Photographer	40	1,600
Friends Fashions	50	3,000
SHOE SHOW	60	3,000
Salvation Army	70	6,000
HIBBETT SPORTS	80	5,000
Benchmark Therapy	90	2,160
Available	100	2,040

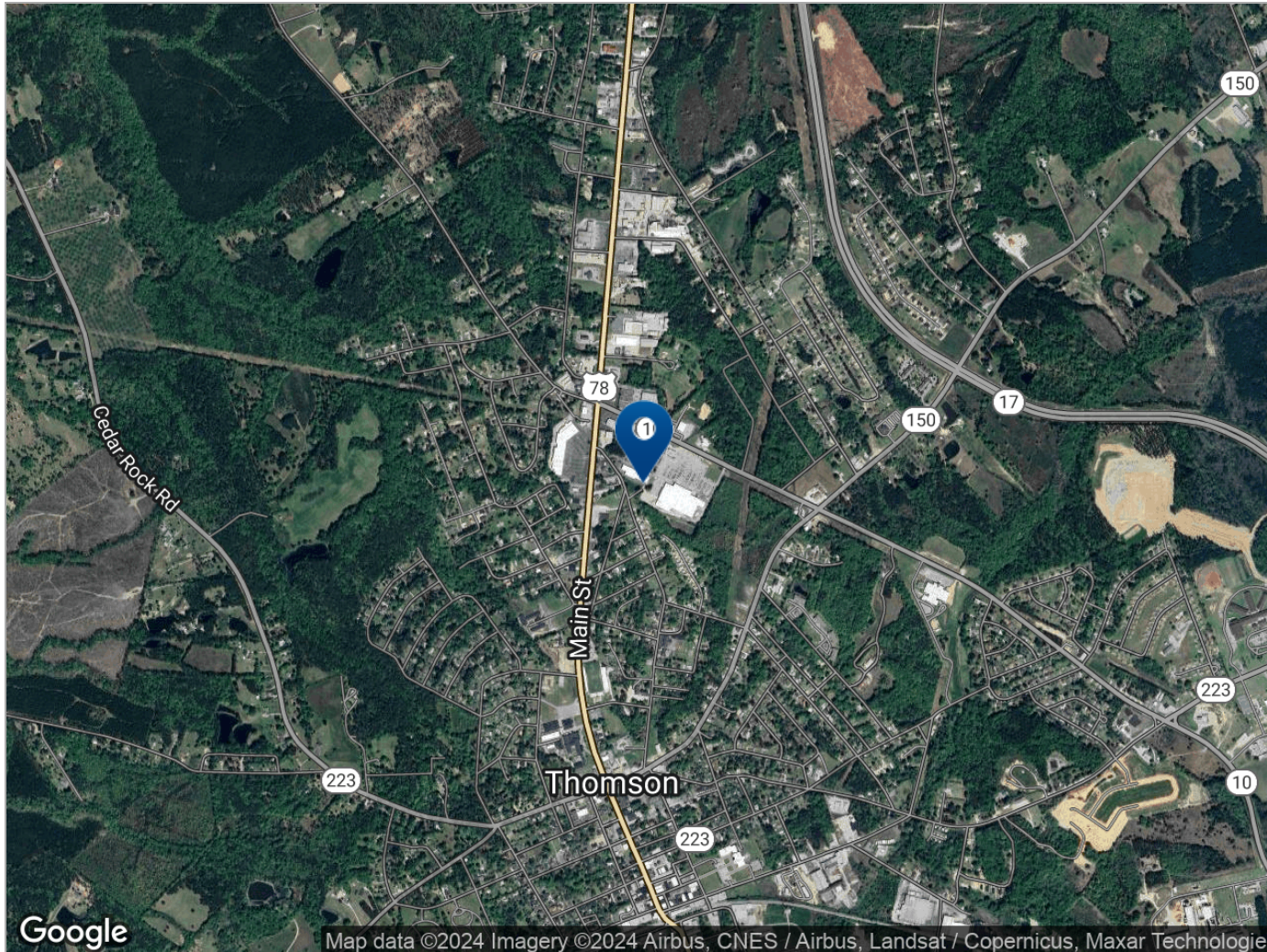
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LOCATION DESCRIPTION

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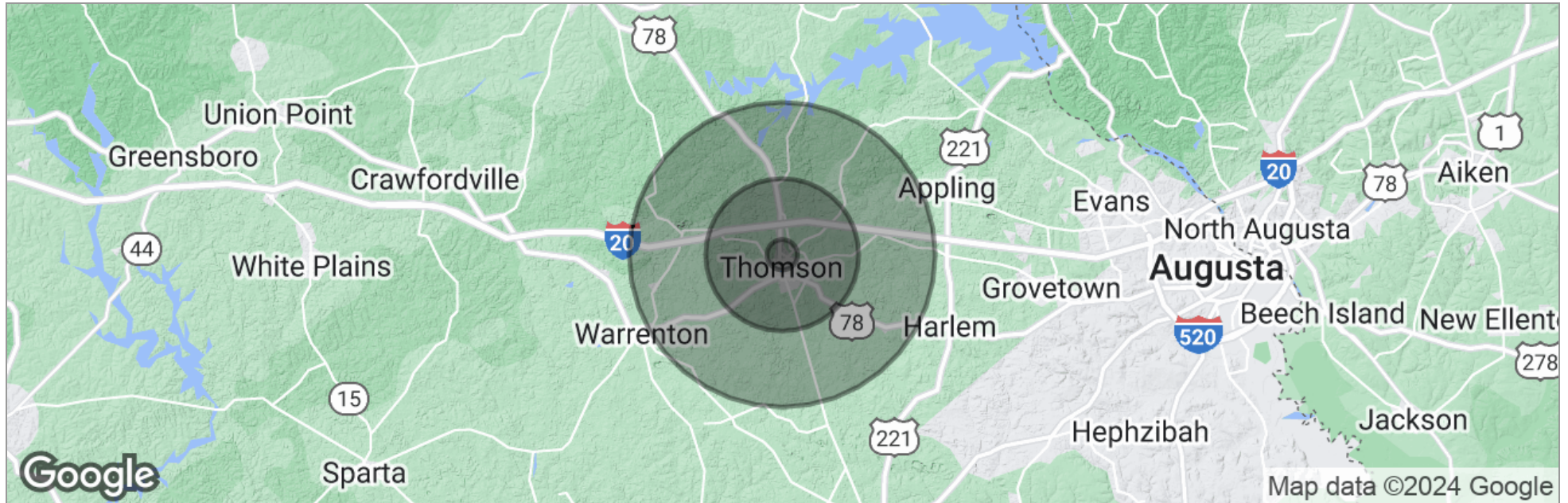
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	1 Mile	5 Miles	10 Miles
Total Population	1,170	13,003	23,374
Population Density	372	166	74
Median Age	40.1	37.2	38.7
Median Age (Male)	38.9	35.8	38.0
Median Age (Female)	44.3	39.4	40.7
Total Households	556	5,739	10,196
# of Persons Per HH	2.1	2.3	2.3
Average HH Income	\$53,923	\$50,459	\$52,143
Average House Value	\$127,783	\$118,743	\$130,645

* Demographic data derived from 2020 ACS - US Census

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