



COMMERCIAL REAL ESTATE

OFFICE | WAREHOUSE | LAND FOR SALE



Busy Corridor

Office/Showroom, Warehouse & Land

14606 U.S. 19 S, Thomasville, GA 31757

TREY DESANTIS

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

OFFICE, WAREHOUSE & LAND

14606 U.S. 19 S, THOMASVILLE, GA 31757



OFFERING SUMMARY

Sale Price:	\$1,775,000.00
Lot Size:	2.18 +/- Acres
Office/Warehouse Size:	25,762 SF
Zoning:	General Commercial
APN:	045E 026 045E 069

PROPERTY OVERVIEW

+/-25,762 sf of Office, Showroom, and Warehouse/ Manufacturing space on 2.18 acres fronting busy HWY 19, the main retail corridor in Thomasville.

- 6,200 sf of office and showroom space
- 19,600 of warehouse / manufacturing space
- Three-phase power
- 5 roll-up doors, 4 dock height and 1 drive-in door
- Sprinkler system and sawdust system in place
- Large, fenced yard area
- Two access points onto HWY 19

LOCATION OVERVIEW

Amazing location in the heart of the HWY 19 business corridor and surrounded by retail, services, office, and businesses uses. Traffic counts of 18,600 AADT south of the property and 28,700 AADT to the north are some of the highest in Thomasville. In addition to being located on a main artery, US HWY 19, there is easy access to HWY 122 (Remington Ave.), US HWY 319 (E Jackson St.), and US HWY 84 (Smith Ave).

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EXTERIOR & INTERIOR PHOTOS
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RETAILER MAP

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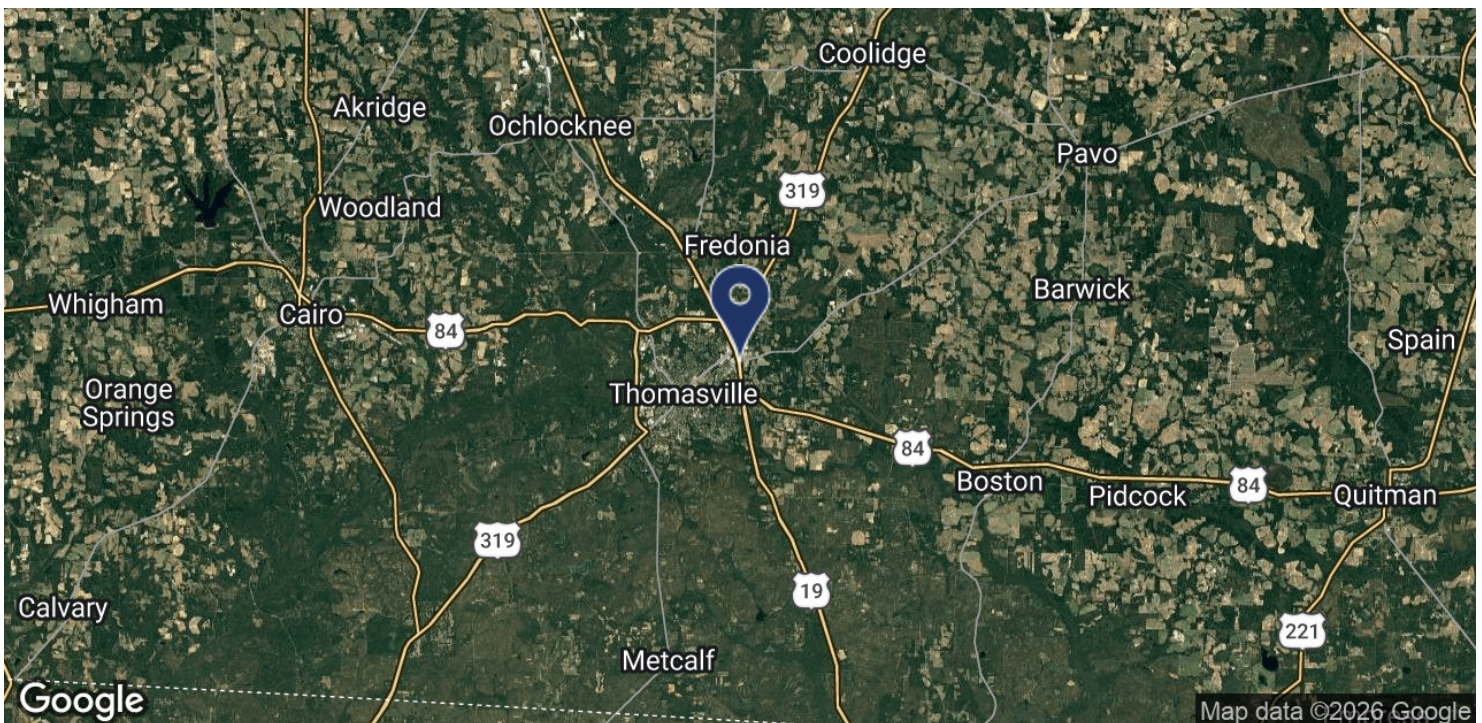
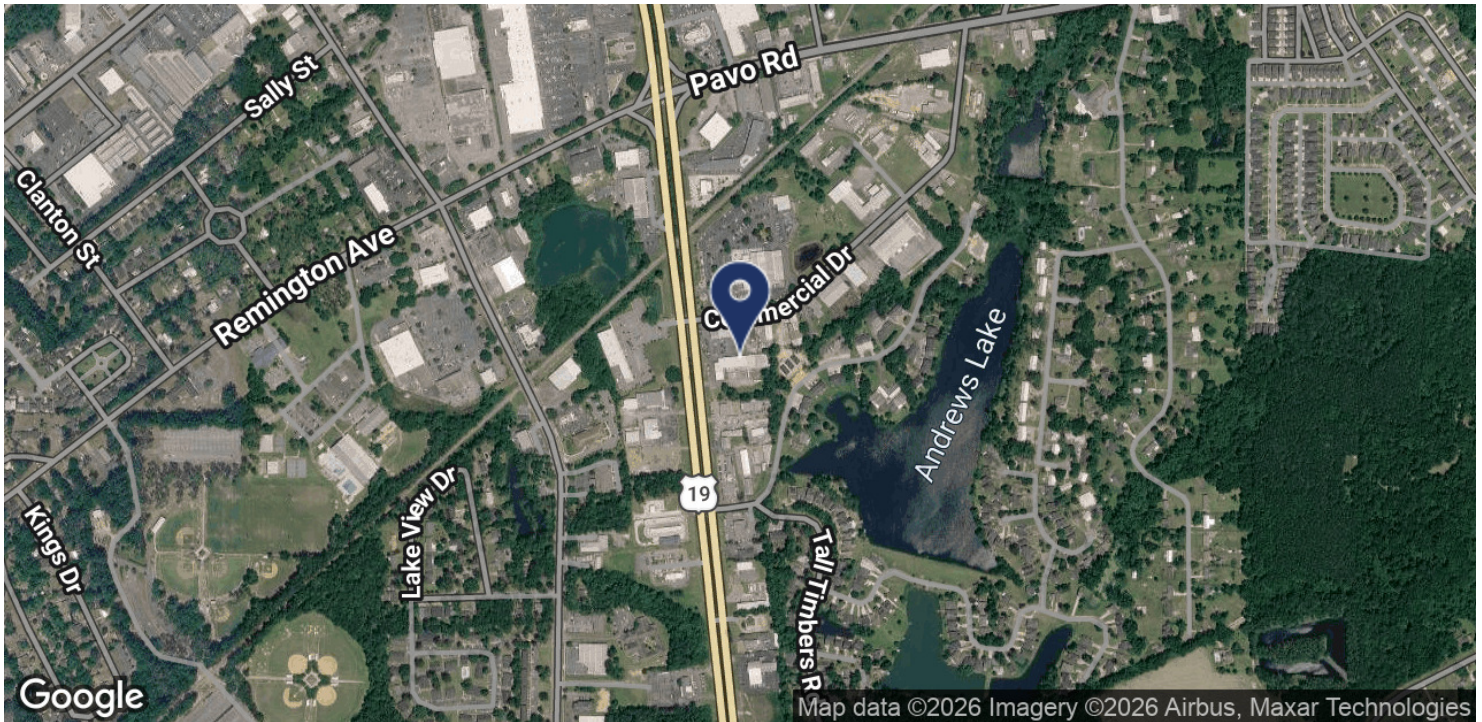




LOCATION MAP

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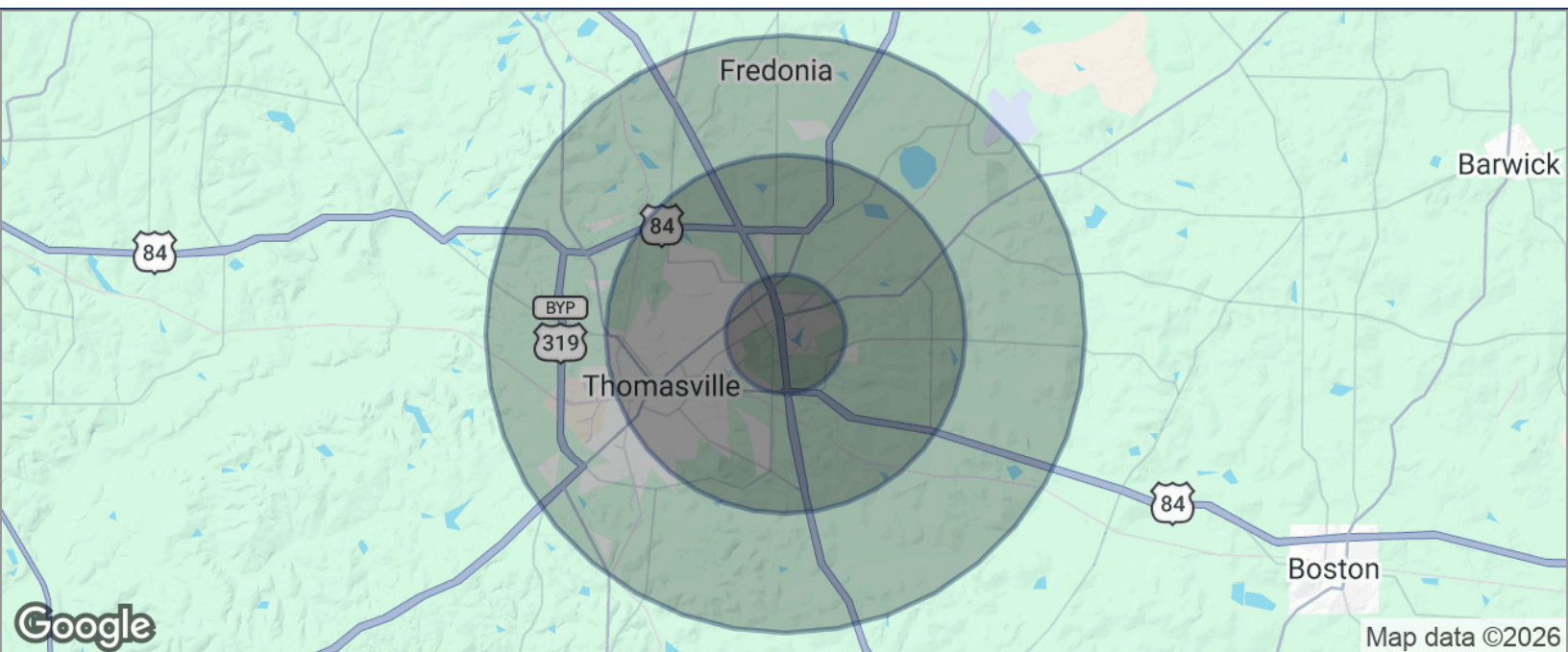




DEMOGRAPHICS MAP

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**POPULATION**

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,192	21,492	29,264
MEDIAN AGE	41	41	41
MEDIAN AGE (MALE)	39	39	39
MEDIAN AGE (FEMALE)	43	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,445	8,939	11,957
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$81,611	\$87,433	\$87,980
AVERAGE HOUSE VALUE	\$256,572	\$263,543	\$263,458

* Demographic data derived from 2020 ACS - US Census

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