



**COMMERCIAL REAL ESTATE**

OFFICE BUILDING FOR LEASE



# Professional Office Building

916 South Broad St.  
Thomasville, GA 31792

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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200  
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O: 850.385.6363



## EXECUTIVE SUMMARY

## PROFESSIONAL OFFICE BUILDING

916 SOUTH BROAD STREET, THOMASVILLE, GA 31792



## OFFERING SUMMARY

<b>Available SF:</b>	1,800 SF
<b>Lease Rate:</b>	\$2,250.00 per month (MG)
<b>Lot Size:</b>	0.08 Acres
<b>Building Size:</b>	3,109 SF
<b>Zoning:</b>	Commercial
<b>APN:</b>	008 021006 G

## PROPERTY OVERVIEW

Professional office space available minutes from downtown Thomasville and walking distance to Archbold Memorial Hospital. This +/- 1,800 sf space consists of 6 office/exam rooms, waiting area, administrative offices, employee break room, ample parking, and is handicap accessible. Previously used as a medical office; however, could easily be converted to traditional office space.

\*This is a sublease opportunity\*

## LOCATION OVERVIEW

The property is on Broad St., a main artery through Historic Downtown Thomasville.

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ADDITIONAL PHOTOS

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916 S BROAD RETAILER MAP

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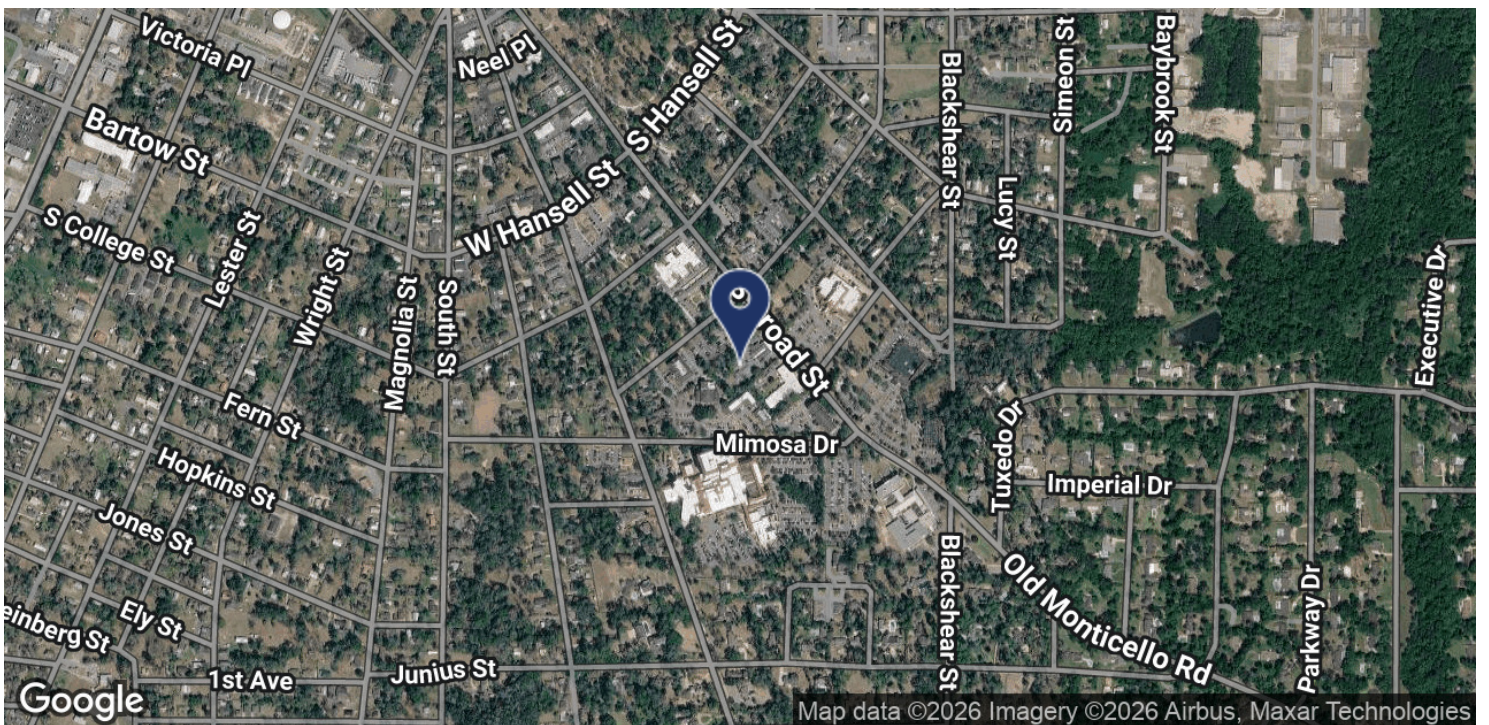
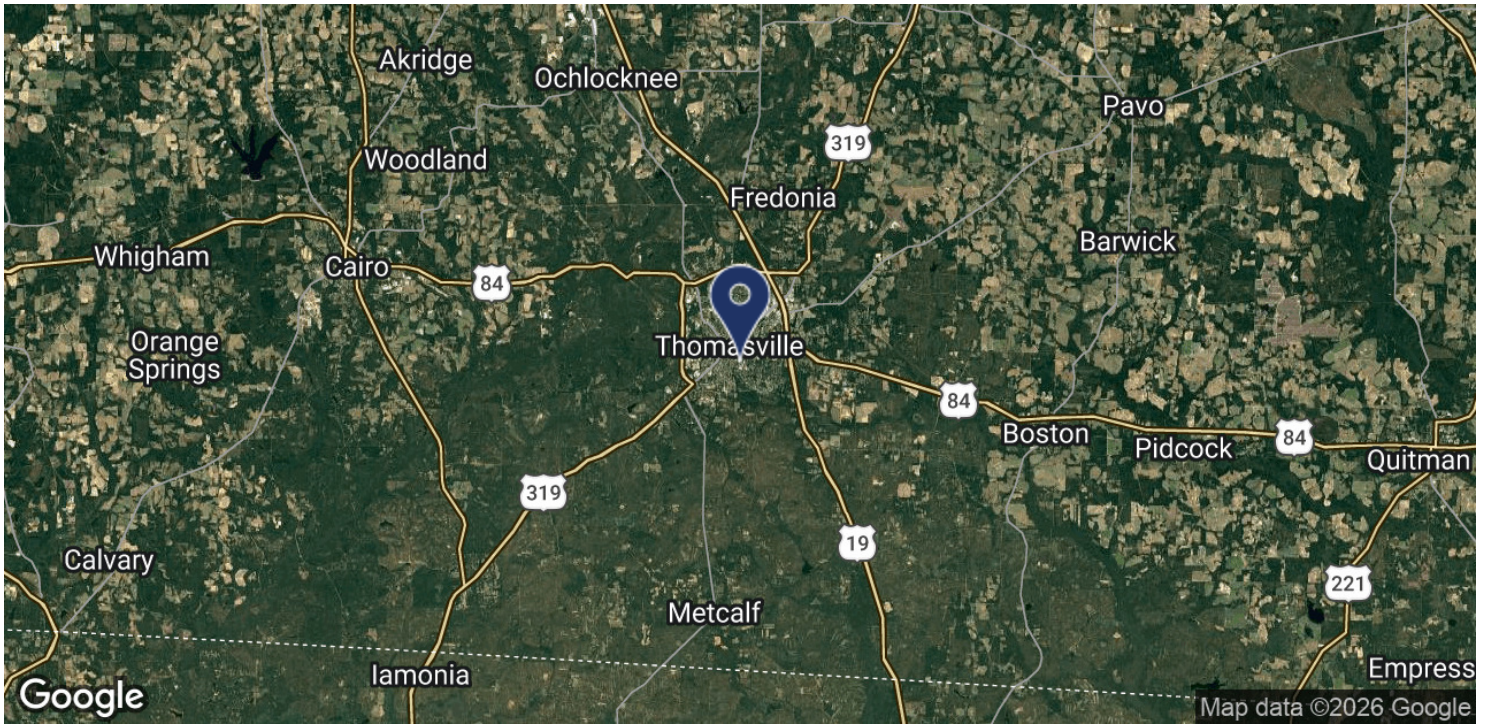




LOCATION MAP

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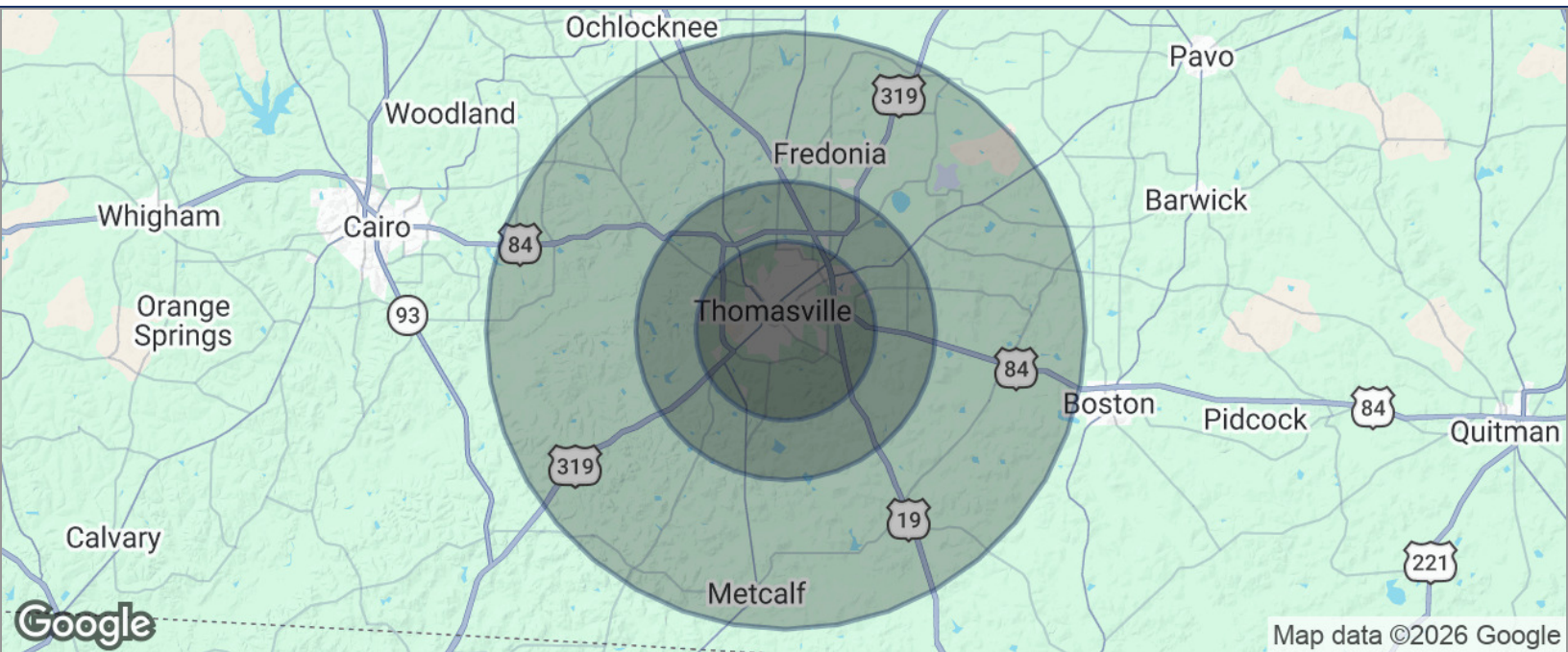




## DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	21,437	28,025	37,481
MEDIAN AGE	41	41	41
MEDIAN AGE (MALE)	39	39	39
MEDIAN AGE (FEMALE)	43	43	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	8,927	11,489	15,156
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$90,089	\$90,856	\$91,511
AVERAGE HOUSE VALUE	\$268,339	\$273,105	\$271,390

\* Demographic data derived from 2020 ACS - US Census

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