



FOR SALE

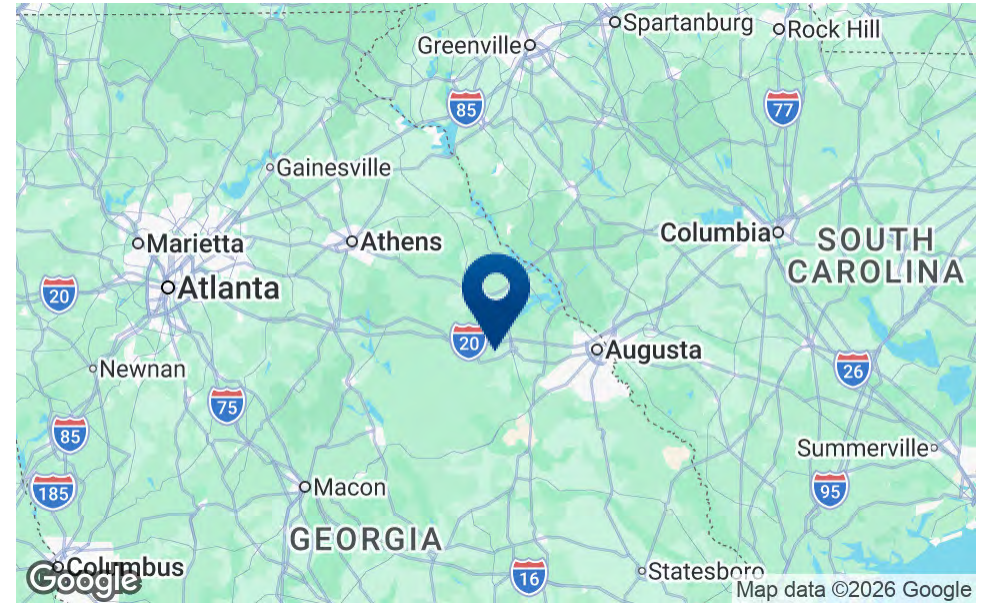
3082 OLD MESENA
ROAD

Thomson, GA 30824

**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
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Property Summary



PROPERTY DESCRIPTION

6.72-acre industrial site featuring approximately 19,838 SF of warehouse space with 5 drive-in bay doors. Former auto salvage facility with ample yard area for outdoor storage, fleet parking, equipment, or industrial use. Conveniently located minutes from I-20 and downtown Thomson with easy access to Augusta and Atlanta. Ideal for automotive, contractor, storage, or light industrial operations.

Adjacent property with 23.7 acres can be purchased for \$200k as well.

PROPERTY HIGHLIGHTS

- ±19,838 SF industrial warehouse on 6.72 acres
- 5 drive-in bay doors with large outdoor storage/parking area
- Convenient access to I-20, Augusta, and Atlanta

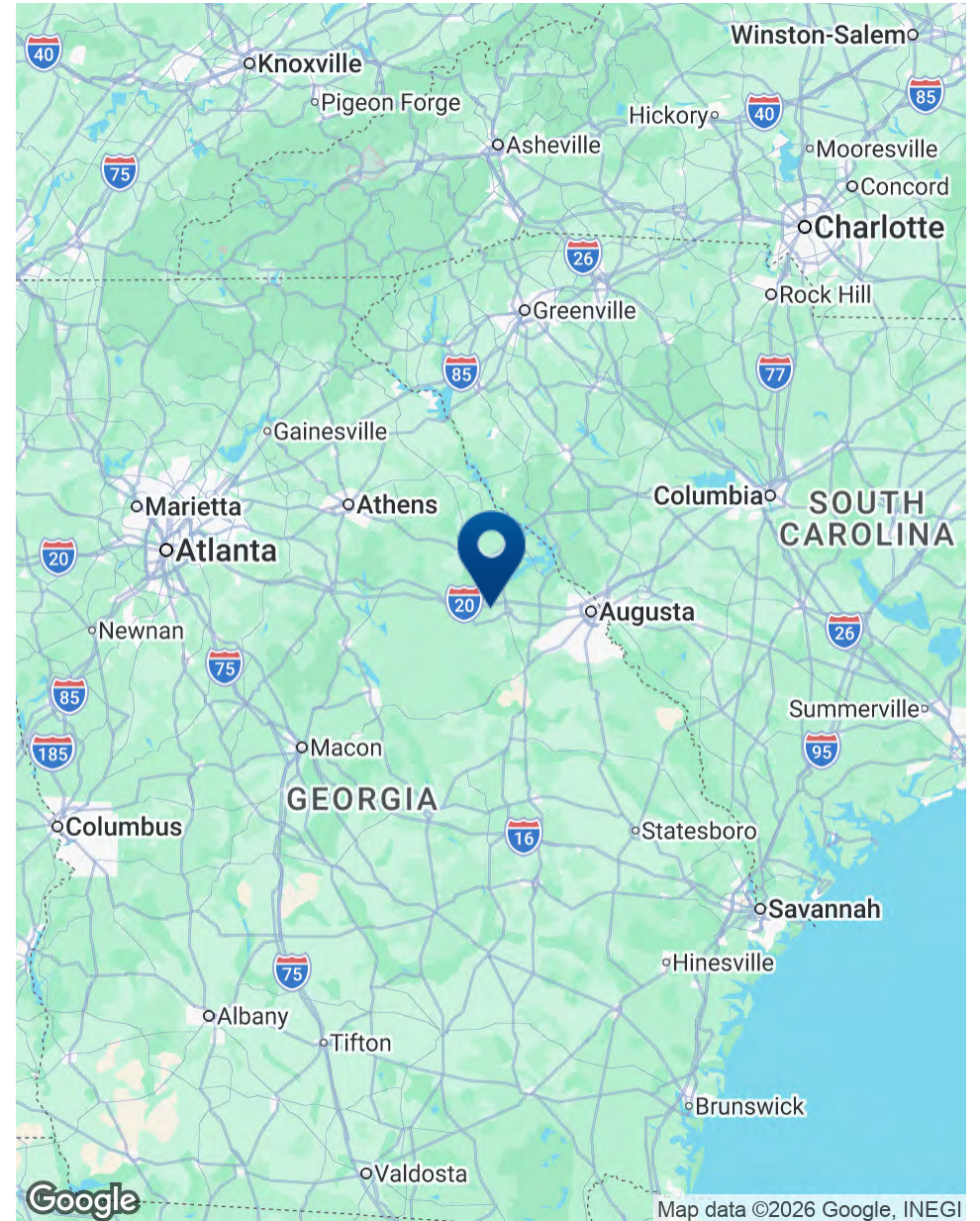
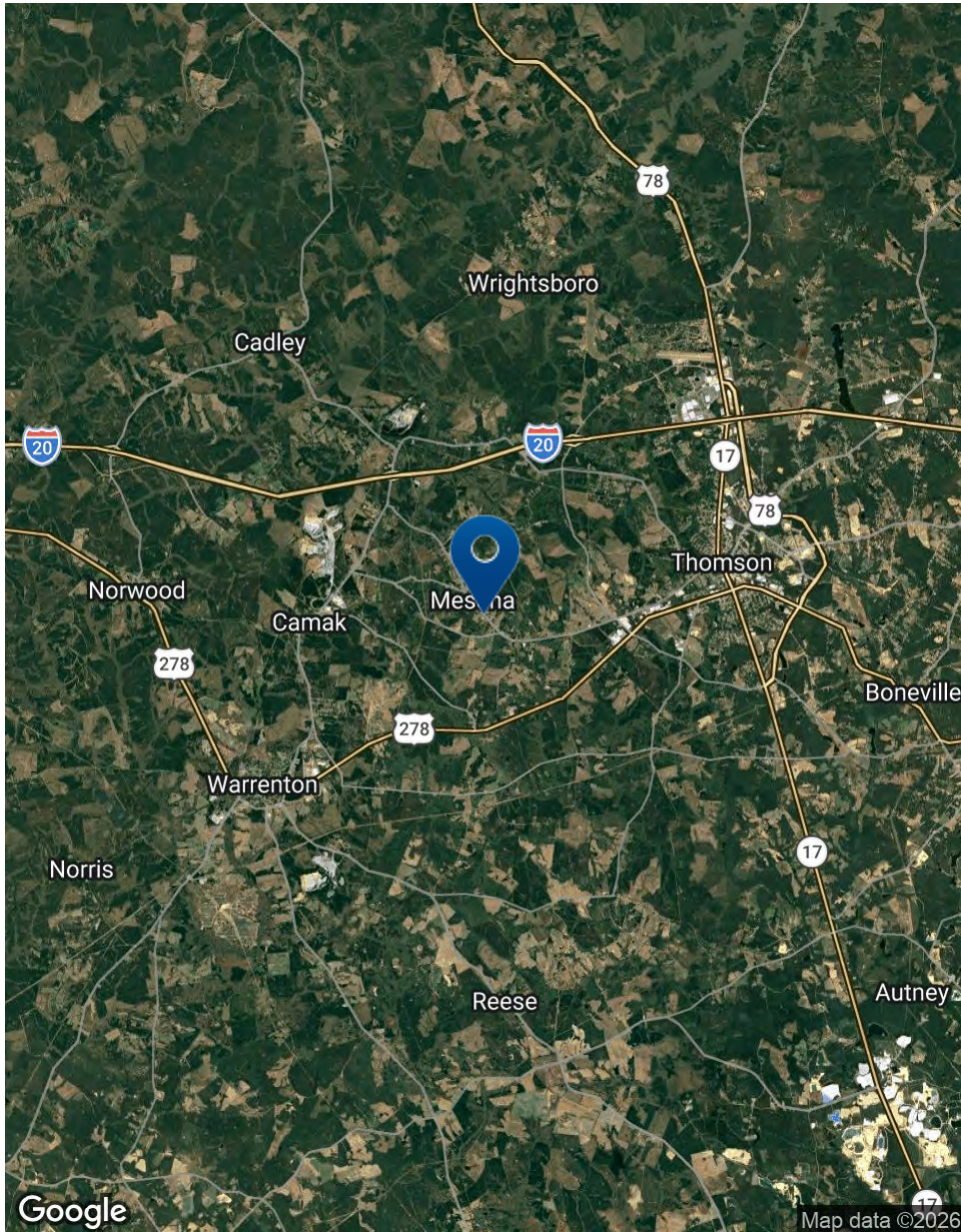
LOCATION DESCRIPTION

Located just outside of downtown Thomson, this property at 3082 Old Mesena Rd offers a convenient rural setting with quick access to the area's major transportation corridors and industrial/commercial hubs. Positioned only minutes from Interstate 20 and downtown Thomson, the site provides easy connectivity to both Augusta and Atlanta.

OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	6.72 Acres
Building Size:	19,838 SF
Price per SqFt	\$15.12

Location Map



Additional Photos



Additional Photos



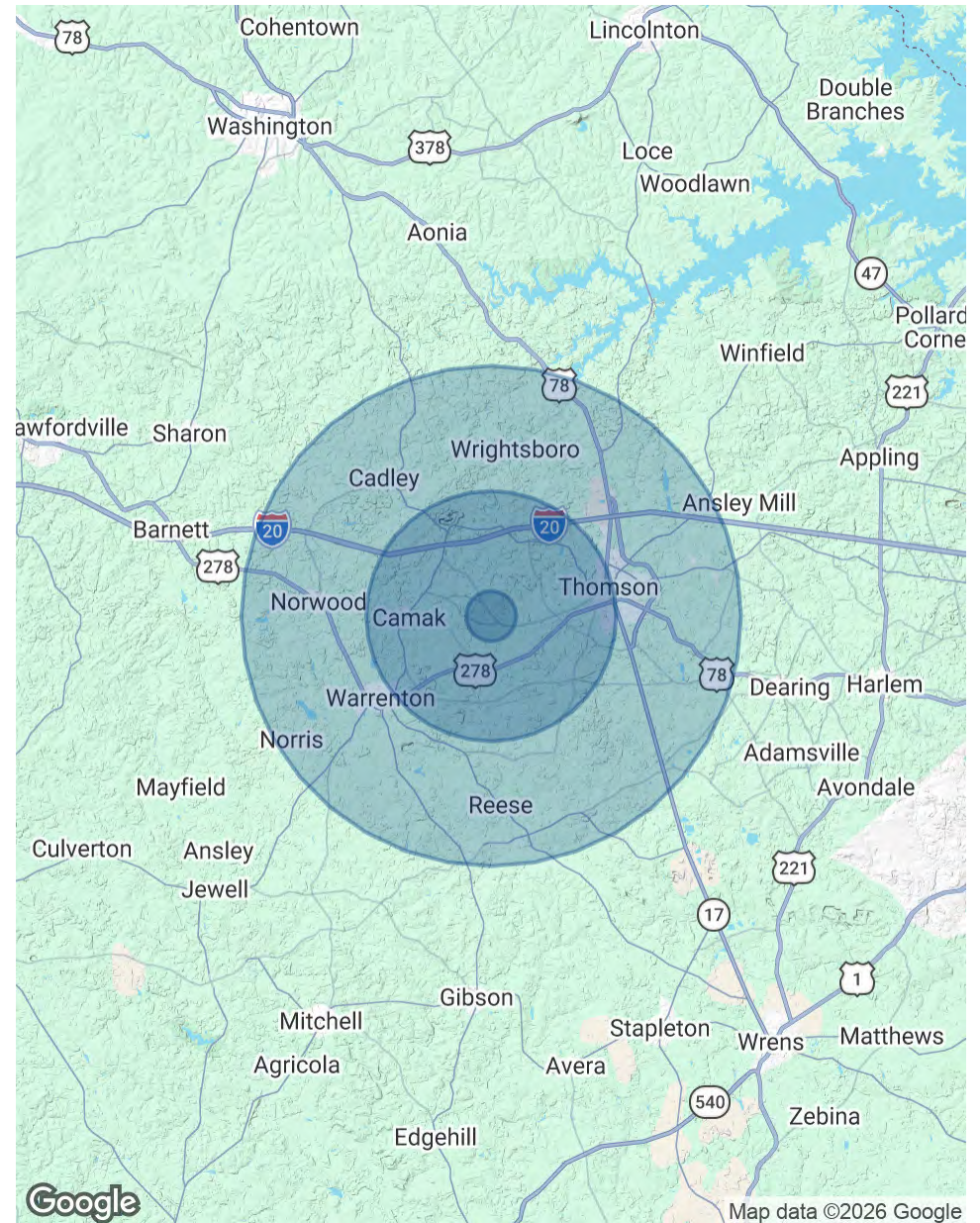
Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	178	5,746	19,670
Average Age	49.9	45.4	40.7
Average Age (Male)	51.1	46.3	37.6
Average Age (Female)	50.9	45.6	44.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	63	2,252	7,552
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$97,695	\$79,026	\$66,896
Average House Value	\$169,124	\$168,136	\$187,825

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	4.5%	5.0%	3.1%

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	83	2,989	9,017
Total Population - Black	87	2,568	10,024
Total Population - Asian	0	4	55
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	0	0
Total Population - Other	0	2	138



Advisor Bio 1



ZACK HARTMAN

Commercial Sales Associate

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PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

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