



COMMERCIAL REAL ESTATE

LAND FOR SALE



12.51 AC on Hwy 19
16019 N U S HWY 19, Thomasville, GA 31792

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EXECUTIVE SUMMARY

12.51 AC ON HWY 19

16019 N U S HWY 19, THOMASVILLE, GA 31792

**OFFERING SUMMARY****Sale Price:** \$1,100,000**Lot Size:** 12.51 Acres**Zoning:** CG**APN:** 045 283: 6.35 AC
045 283 A: 6.16 AC**PROPERTY OVERVIEW**

This +/- 12.51 acre site is zoned commercial with two median cuts on Hwy 19 servicing the parcels. Level topography with approximately 9 of the 12.51 acres cleared.

Traffic counts:

HWY 319: 17,500 vehicles per day

US HWY 19: 26,800 vehicles per day

LOCATION OVERVIEW

Over 1000 ft of frontage on US Hwy 19, Thomasville's main commercial corridor. This property adjoins Southern Regional Technical College with an enrollment of over 1,100 students. In close proximity to Walmart, Walgreen's, and numerous other retail and restaurant uses.

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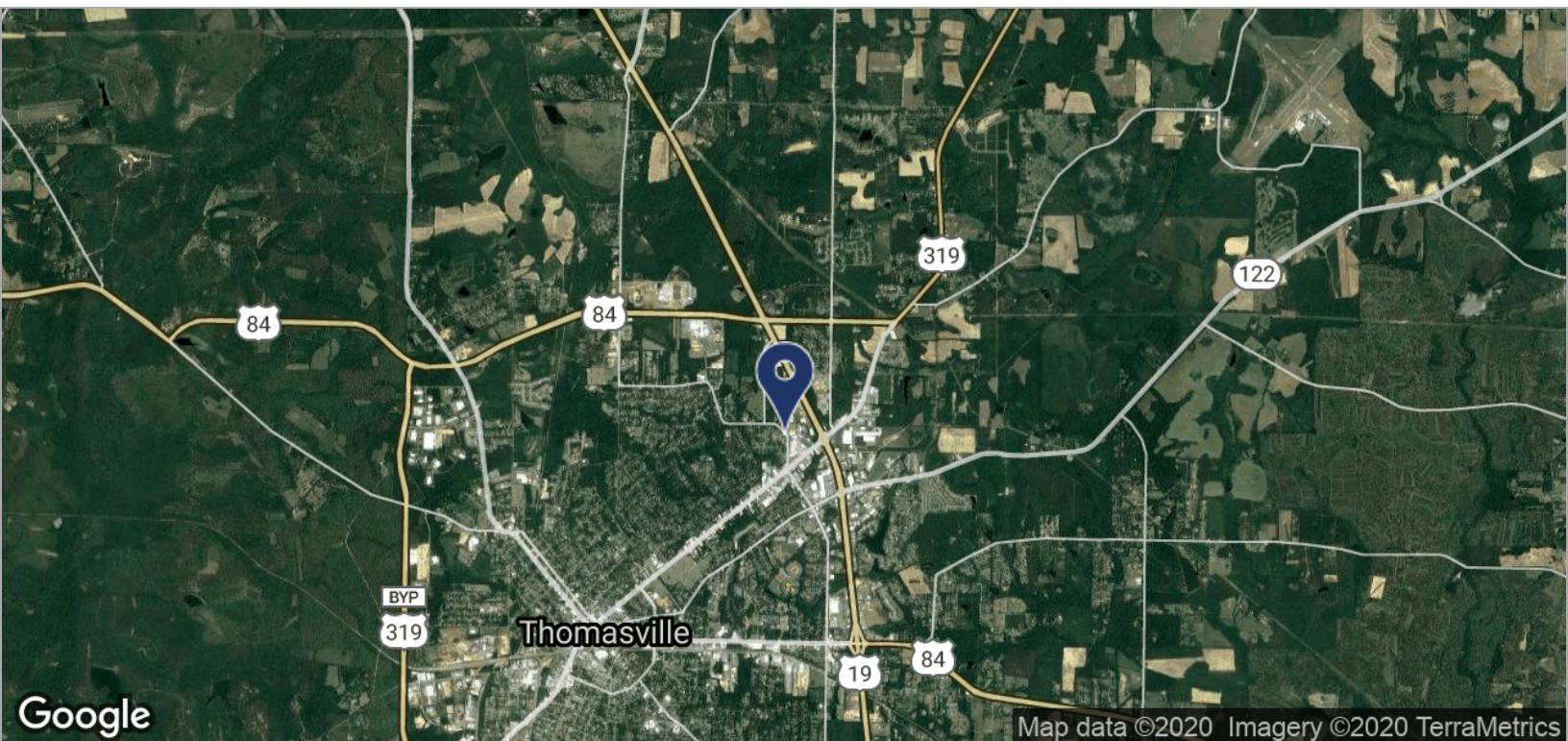
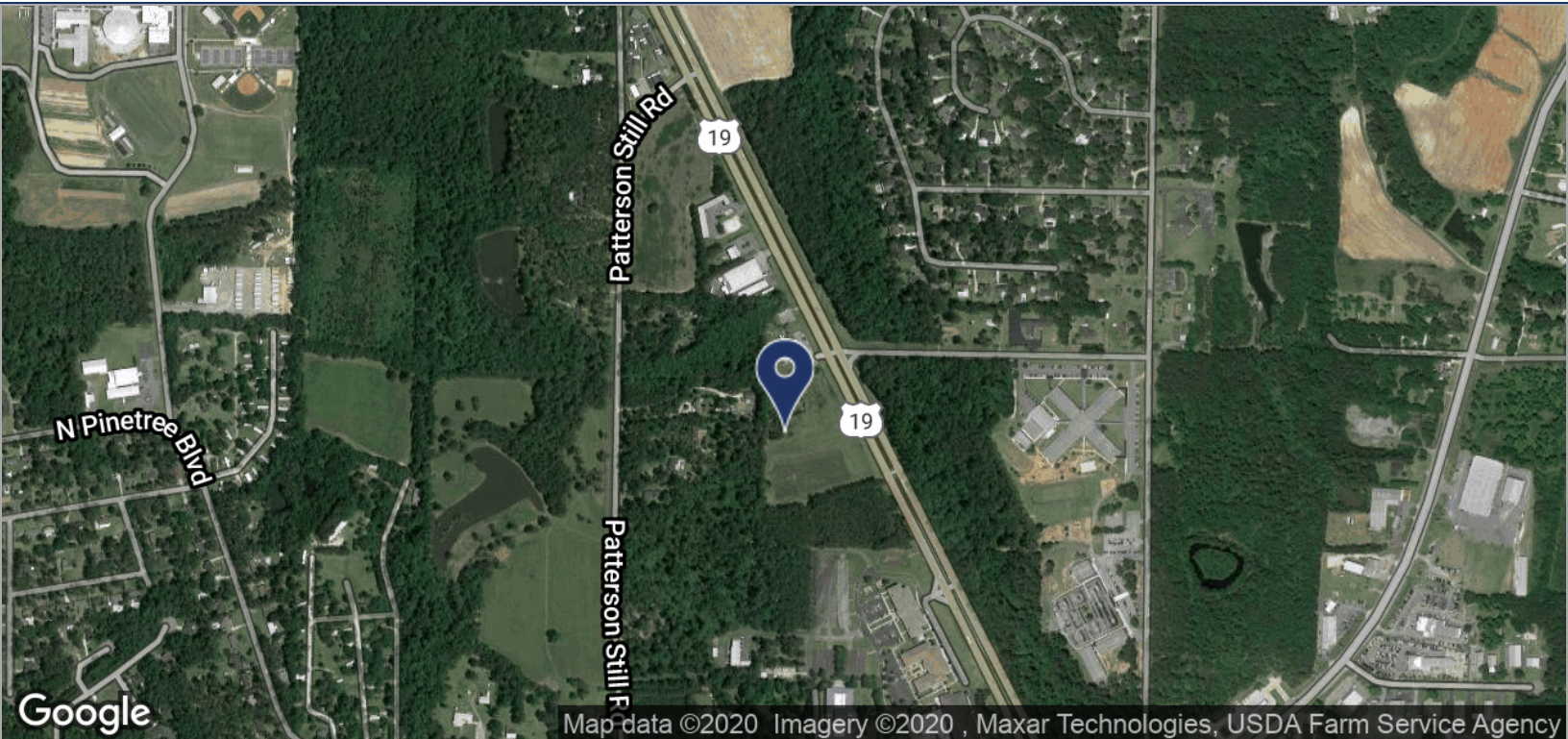




LOCATION MAPS

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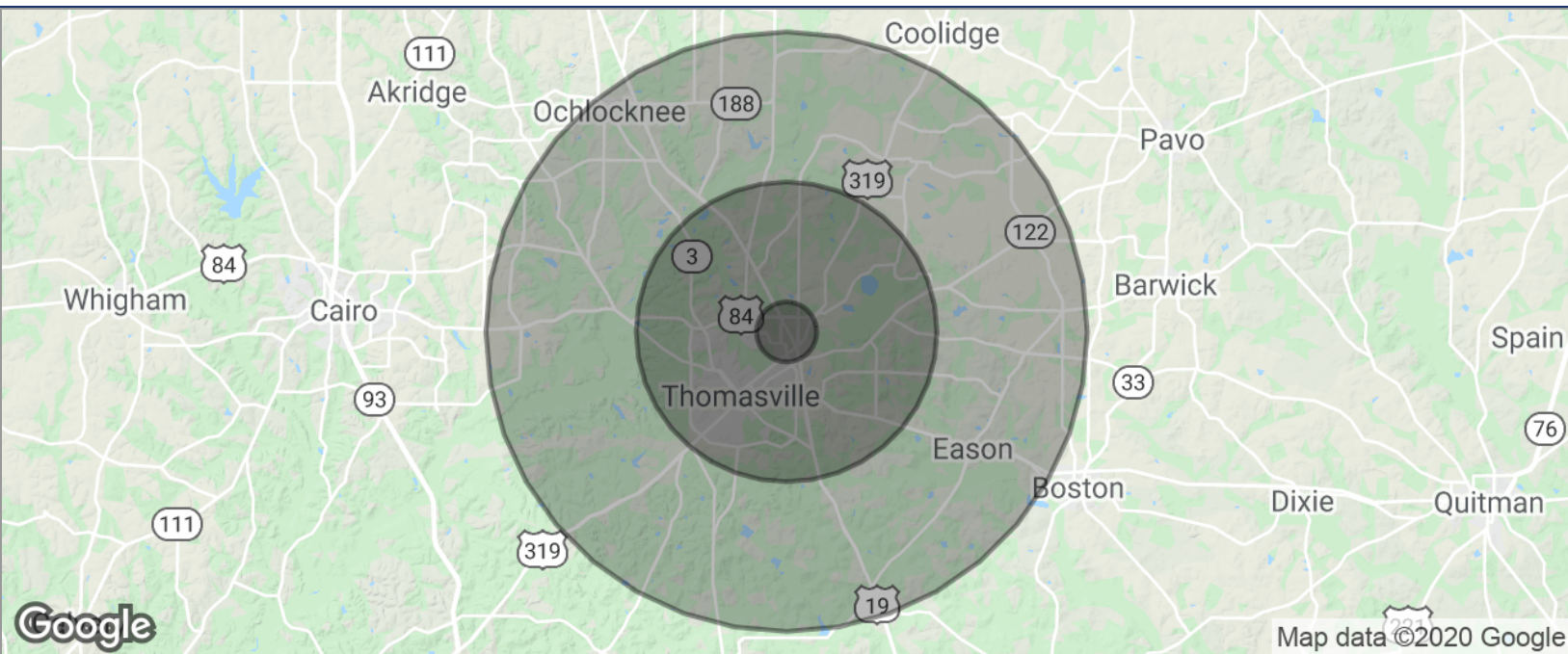




DEMOGRAPHICS MAP

12.51 AC ON HWY 19

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,335	20,955	37,586
MEDIAN AGE	37.5	38.7	38.6
MEDIAN AGE (MALE)	33.7	37.3	37.4
MEDIAN AGE (FEMALE)	39.5	40.3	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	563	8,751	14,941
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$51,509	\$54,955	\$54,599
AVERAGE HOUSE VALUE	\$163,030	\$196,450	\$194,185
RACE	1 MILE	5 MILES	10 MILES
% WHITE	71.0%	60.8%	61.1%
% BLACK	25.4%	36.2%	35.8%
% ASIAN	2.2%	1.3%	1.0%
% HAWAIIAN	0.2%	0.2%	0.1%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.7%	1.0%	1.4%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	2.2%	2.6%	2.9%

* Demographic data derived from 2010 US Census

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