

**101 Church Street
Thomson, GA 30824**

**Mcduffie Progress
Newspaper Building**

SF: 10,998

Zone: B2

Acres: 0.31

Built: 1986

Price: \$250,000



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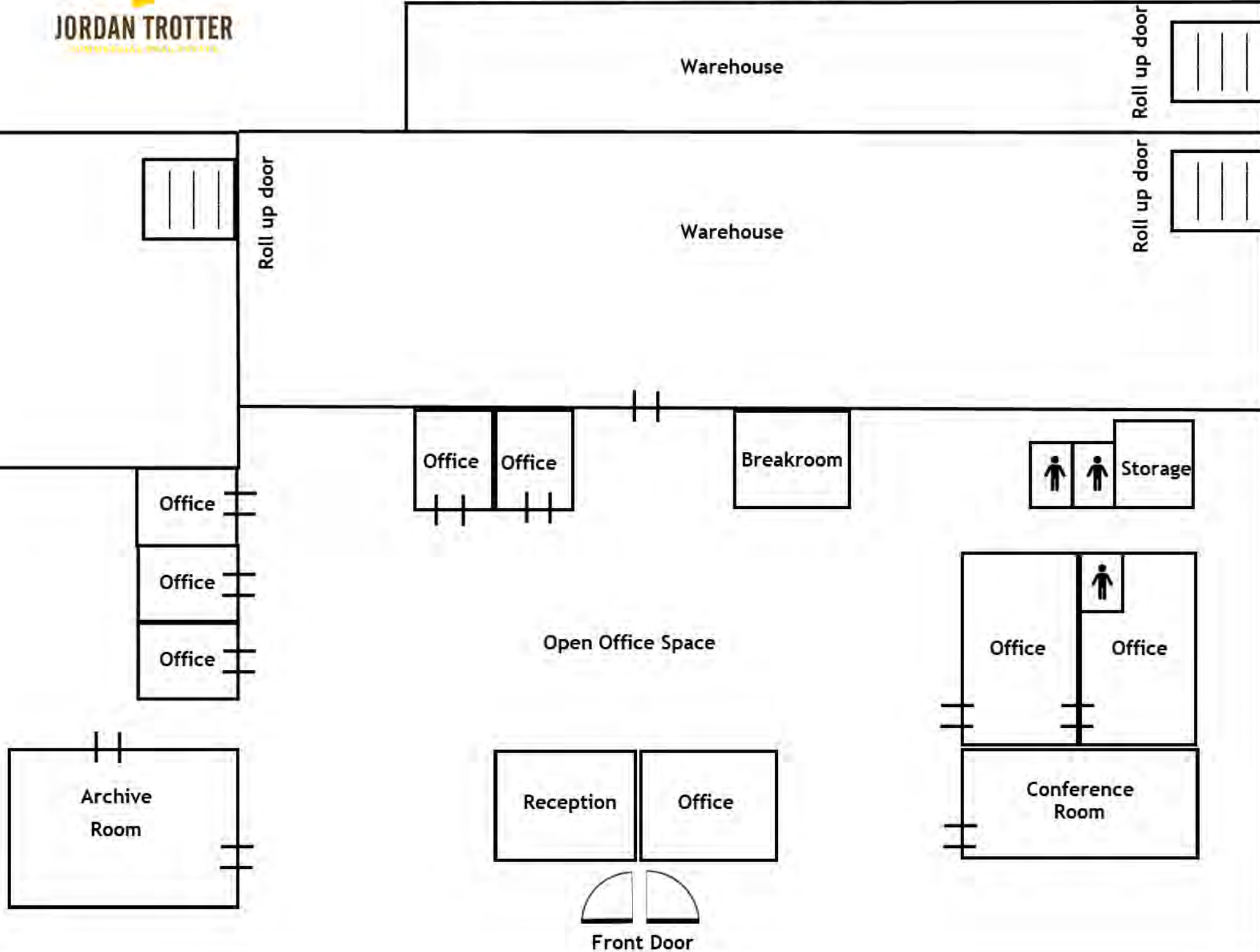


JORDAN TROTTER

COMMERCIAL REAL ESTATE









Hill Street



Thomson Plaza



Jackson Street

Church Street

 SITE

Hendricks Street

McDuffie Museum

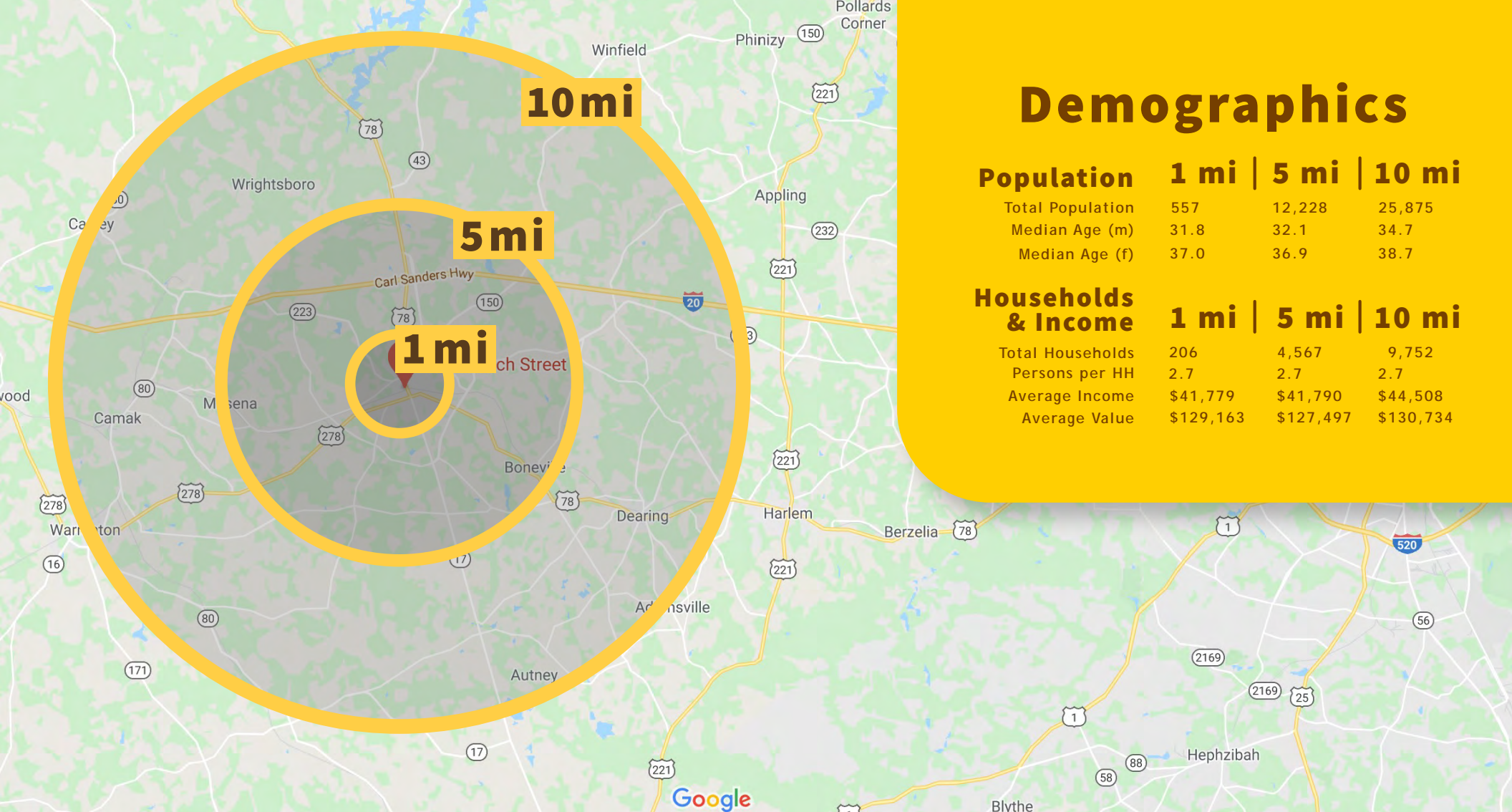


- To I-20: 3.1 miles
- To downtown: 0.33 miles
- 3 warehouse spaces
- 2 exterior roll-up doors
- Ample dedicated parking and storage

Main Street



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Demographics

Population	1 mi	5 mi	10 mi
Total Population	557	12,228	25,875
Median Age (m)	31.8	32.1	34.7
Median Age (f)	37.0	36.9	38.7

Households & Income	1 mi	5 mi	10 mi
Total Households	206	4,567	9,752
Persons per HH	2.7	2.7	2.7
Average Income	\$41,779	\$41,790	\$44,508
Average Value	\$129,163	\$127,497	\$130,734

This 10,998 SF building is the perfect location for any office or medical user. This office/warehouse building includes a reception area with a window to separate reception office, 9 individual offices (one with a restroom), a conference room, breakroom with kitchen appliances, 2 large common areas, an archive room, and 3 warehouse spaces.