

SE Corner of Highway 319 & South Pinetree Blvd. Thomasville, GA



PROPERTY HIGHLIGHTS

- Ready to develop 0.99-acre commercial lot, to be carved out of a larger parent tract with an operating Circle K store. Located on Pine Tree Blvd, a popular connector, near US Hwy 319, a major artery to Tallahassee. High traffic & visibility, easy access, high & dry, commercial zoning, City water & sewer. Thomasville is a vibrant, successful, micropolitan south GA market only 40 miles from Tallahassee FL and Valdosta GA.

BUILDING SF	N/A	SIGNAGE TYPE	N/A
LAND SF	43,124	1-MILE (POP.)	2,284
YEAR BUILT	N/A	3-MILE (POP.)	18,460
PARKING	N/A	MED. INCOME	\$44,063
TRAFFIC COUNTS	17,000 VPD	SPACE USE	N/A



JEFF SCHEIDEGGER
Account Manager
+1 314 384 8662
jeff.scheidegger@cushwake.com

SCOTT ALDERMAN, Broker & President
First Commercial Real Estate, Valdosta, GA
229-561-1939
fcre@surfsouth.com

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STRONG SITE , BUILT-IN CONSUMER BASE

This strategically-located commercial lot is right at the SW cornerstone of one of the most successful micropolitan markets in Georgia. Thomasville & Thomas County have a 2020 population of 45,806, with thousands more traveling to the busy, popular crossroads city on US Hwy 84 east-west, and US Hwy 319 north-south. The subject lot is supported by a high-traffic intersection (17,000/day), next to a busy Circle K Fuel/C-store. This 0.99-acre lot is ready to develop, with all critical attributes and infrastructure in place. The footprint is perfect with 125' frontage x 343' depth. Perfect for QSR, drive-thru, retail, office and other uses.



LEGAL INFORMATION

TAX PARCEL ID	056ATH 102
2022 RE TAXES	\$1,000 (estimated)
ZONING	C-1 (Commercial)



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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