

FOR LEASE

# Thomasville Opportunity

NWC OF US HWY 19 | THOMASVILLE, GEORGIA

## HIGHLIGHTS

- Across from 300+ new apartments
- 1.5 AC Parcel
- Located at the entrance to Publix and Lowe's
- Outparcel to top-ranked Publix in the U.S. (99th percentile)
- Traffic Counts: 48,500 AADT



## CONTACT

**Garret LeBlanc**

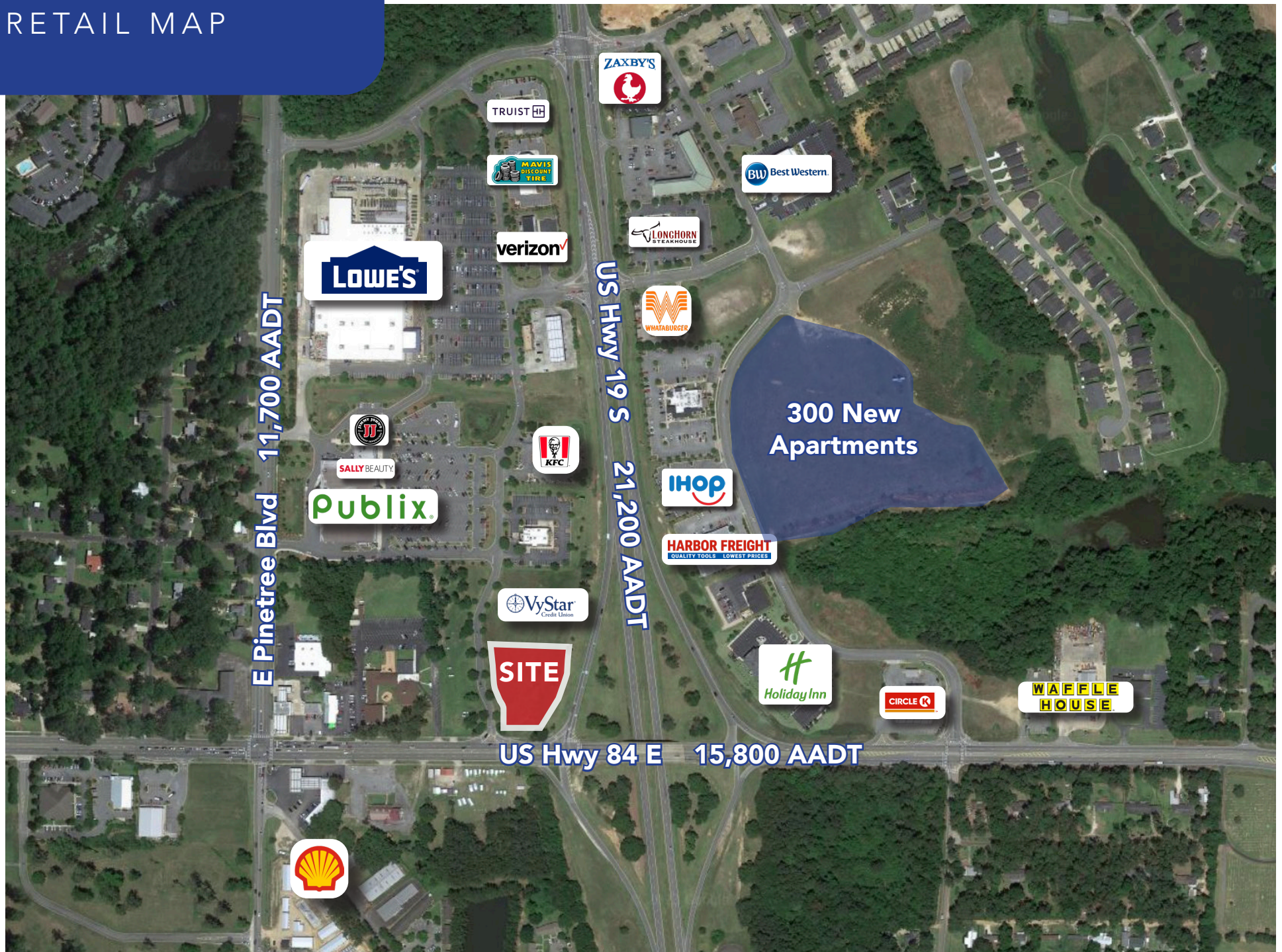
Managing Member at BrixWorx Development

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# RETAIL MAP





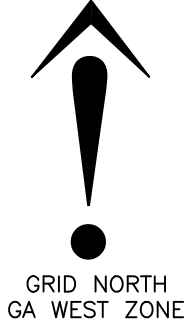


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PRELIMINARY

BOX FOR THE CLERK OF THE SUPERIOR COURT

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	61.08'	137.00'	N 12°28'30" W	60.58'
C2	31.92'	87.00'	N 14°36'03" W	31.75'
LINE	BEARING	DISTANCE		
L1	N 25°24'15" W	37.96'		
L2	N 04°12'54" W	7.63'		



ZONED C-1  
0' FRONT SETBACK  
12' SIDE SETBACK (ONE SIDE)  
12' REAR SETBACK  
  
10' FRONT LANDSCAPE BUFFER  
6' SIDE LANDSCAPE BUFFER  
6' REAR LANDSCAPE BUFFER

PRIVATE SERVICE ROAD

NOW OR FORMERLY  
VYSTAR CREDIT UNION  
DB 2428 PG 183  
PARCEL 046HTH 128 D

TRACT 1  
0.76 Acres  
25,821 SQ FT BUILDABLE AREA

TRACT 2  
0.74 Acres  
25,527 SQ FT BUILDABLE AREA

U.S. HIGHWAY 19 (STATE ROUTE 300)  
(200' R/W)

SMITH AVENUE  
(100' R/W)

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND ASSET FORTH IN O.C.G.A. SECTION 15-6-67.



GA. RLS #3276 DATE

CITY OF THOMASVILLE ADMIN DATE

SCALE 1" = 40'



INNOVATE  
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com  
2214 N. Patterson Street, Valdosta, GA 31602

DIVISION SURVEY FOR:

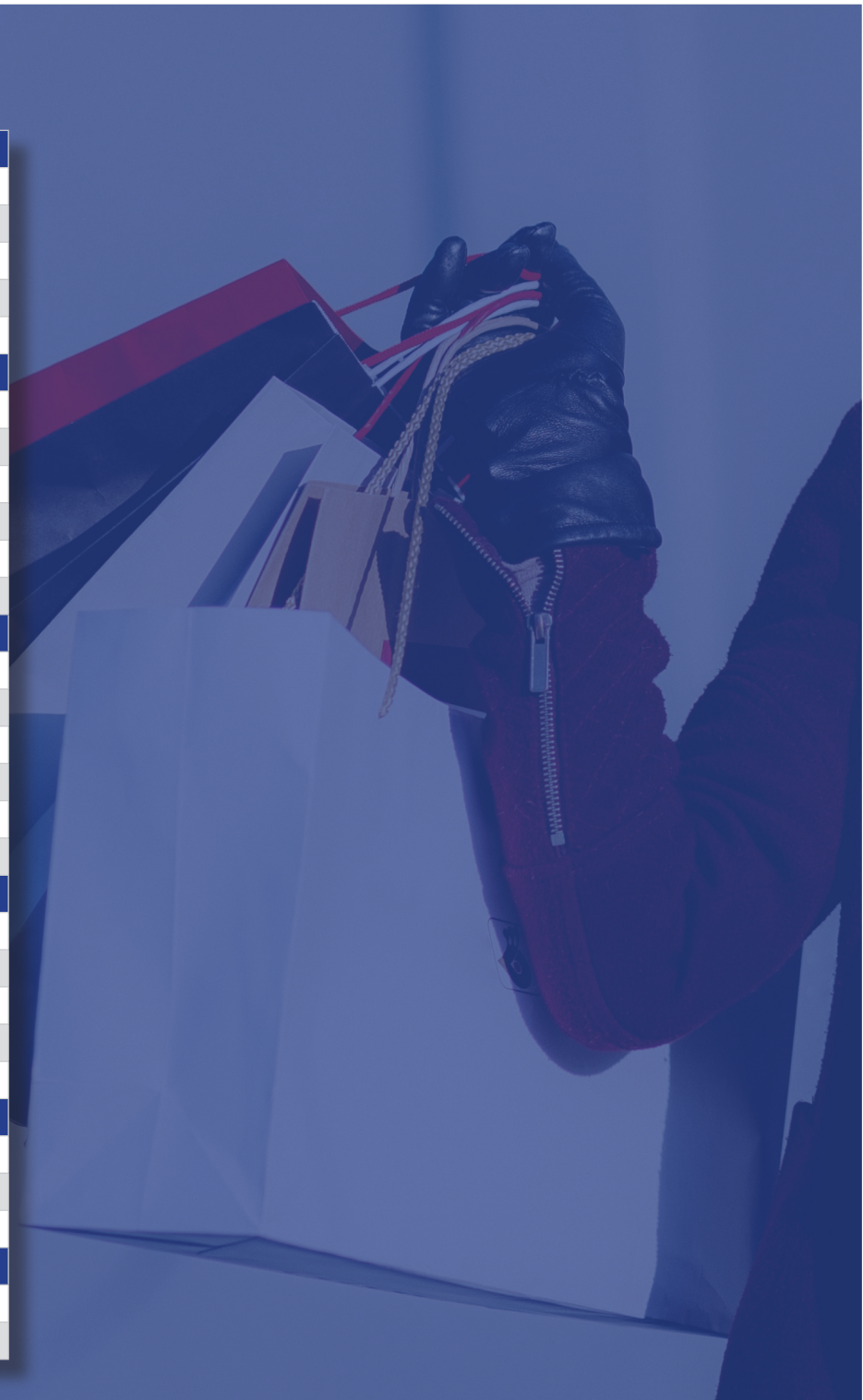
PHD @ GA LLC

LOCATED IN  
LAND LOT 100  
13TH LAND DISTRICT  
THOMAS COUNTY, GA  
PLAT DATE: 12/17/2021  
FIELD SURVEY DATE:  
12/16/2021

FIELD CLOSURE: 1' IN  
ANGLE ERROR: 3" PER ANGLE  
PLAT CLOSURE: 1' IN 977,724'  
METHOD OF ADJUSTMENT: NONE  
EQUIPMENT USED:  
CARLSON ROBOTIC CR2+  
CARLSON BRx6+ GNSS ROVER  
CARLSON RT3 TABLET DC

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES
2022 Population - Current Year Estimate	3,391	22,379	29,410	38,744
2027 Population - Five Year Projection	3,384	22,594	29,478	38,663
2010 Population - Census	3,166	21,274	28,050	37,410
2000 Population - Census	3,026	20,795	26,798	35,443
2022-2027 Annual Population Growth Rate	-0.04%	0.19%	0.05%	-0.06%
HOUSEHOLDS				
2022 Households	1,585	9,257	11,931	15,625
2027 Households	1,584	9,376	12,003	15,639
2010 Households	1,422	8,640	11,156	14,713
2000 Households	1,253	8,069	10,236	13,461
2022-2027 Annual Household Growth Rate	-0.01%	0.26%	0.12%	0.02%
2022 Average Household Size	2.13	2.38	2.43	2.45
HOUSEHOLD INCOME				
2022 Average	\$74,732	\$75,292	\$76,700	\$81,169
2027 Average	\$85,765	\$84,871	\$86,491	\$92,063
2022 Median	\$51,084	\$52,639	\$52,283	\$54,816
2027 Median	\$62,574	\$61,719	\$61,319	\$64,710
2022 Per Capita Income	\$34,425	\$31,640	\$31,356	\$32,783
2027 Per Capita Income	\$39,526	\$35,552	\$35,477	\$37,317
HOUSING UNITS				
2022 Housing Units	1,713	10,294	13,257	17,417
2022 Vacant Housing Units	128 7.5%	1,037 10.1%	1,326 10.0%	1,792 10.3%
2022 Occupied Housing Units	1,585 92.5%	9,257 89.9%	11,931 90.0%	15,624 89.7%
2022 Owner Occupied Housing Units	732 42.7%	5,193 50.4%	6,744 50.9%	9,664 55.5%
2022 Renter Occupied Housing Units	853 49.8%	4,064 39.5%	5,187 39.1%	5,690 34.3%
EDUCATION				
2022 Population 25 and Over	2,319	15,584	20,259	26,889
HS and Associates Degrees	1,224	8,547	11,393	15,701
Bachelor's Degree or Higher	790	4,932	6,138	7,660
PLACE OF WORK				
2022 Businesses	247	1,471	1,669	1,830
2022 Employees	2,686	18,404	20,632	22,081





## CONTACT

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