

Industrial Property
FOR SALE



96 MYRICK RD

Thomasville, GA 31792

HAGAN MICHAEL

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PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

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PROPERTY DESCRIPTION

The facility consists of 115 units, 9 of which are rentable Boat & RV storage. Office Space included. Located in Thomasville Ga, one of south GAs largest cities within easy reach of businesses, neighborhoods, and retail centers. This offering contains 2 separate parcels for sale as one houses the boat & RV storage, together they combine for a total of 3.42 acres w/ 29,415 NRSF and room for expansion. The Facility currently sits at 92% occupancy with current rents below market standard. Facility has a unique mix of rentable space to cater both commercial and residential customers.

Unit Mix Included below:

10 x 10: 14	10 x 15: 24
10 x 20: 21	10 x 25: 4
10 x 30: 16	12 x 40: 13
15 x 20: 6	15 x 30: 2
25 x 15: 2	25 x 25: 1
25 x 50: 2	8 x 20: 10

No Seller Financing

PROPERTY HIGHLIGHTS

- Historically between 92% - 100% Occupancy
- Low Expenses w/ Opportunity to Expand on Both Parcels
- Below Market Rents - Immediate Value Add
- Automated Gates & Security Cameras

OFFERING SUMMARY

Sale Price:	\$1,550,000
Number of Units:	115
Lot Size:	105,415 SF
Building Size:	29,415 SF

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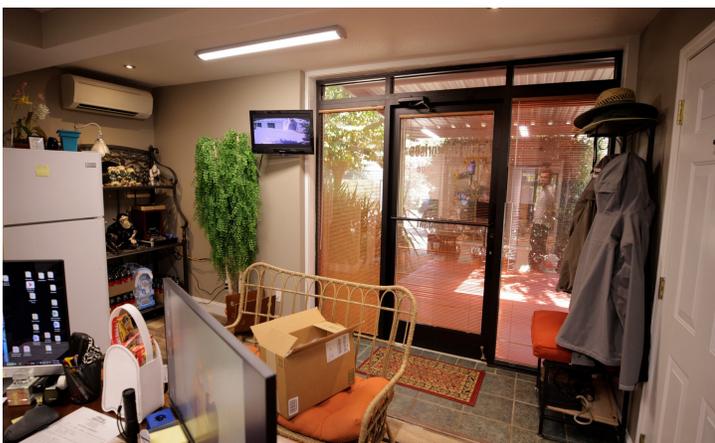
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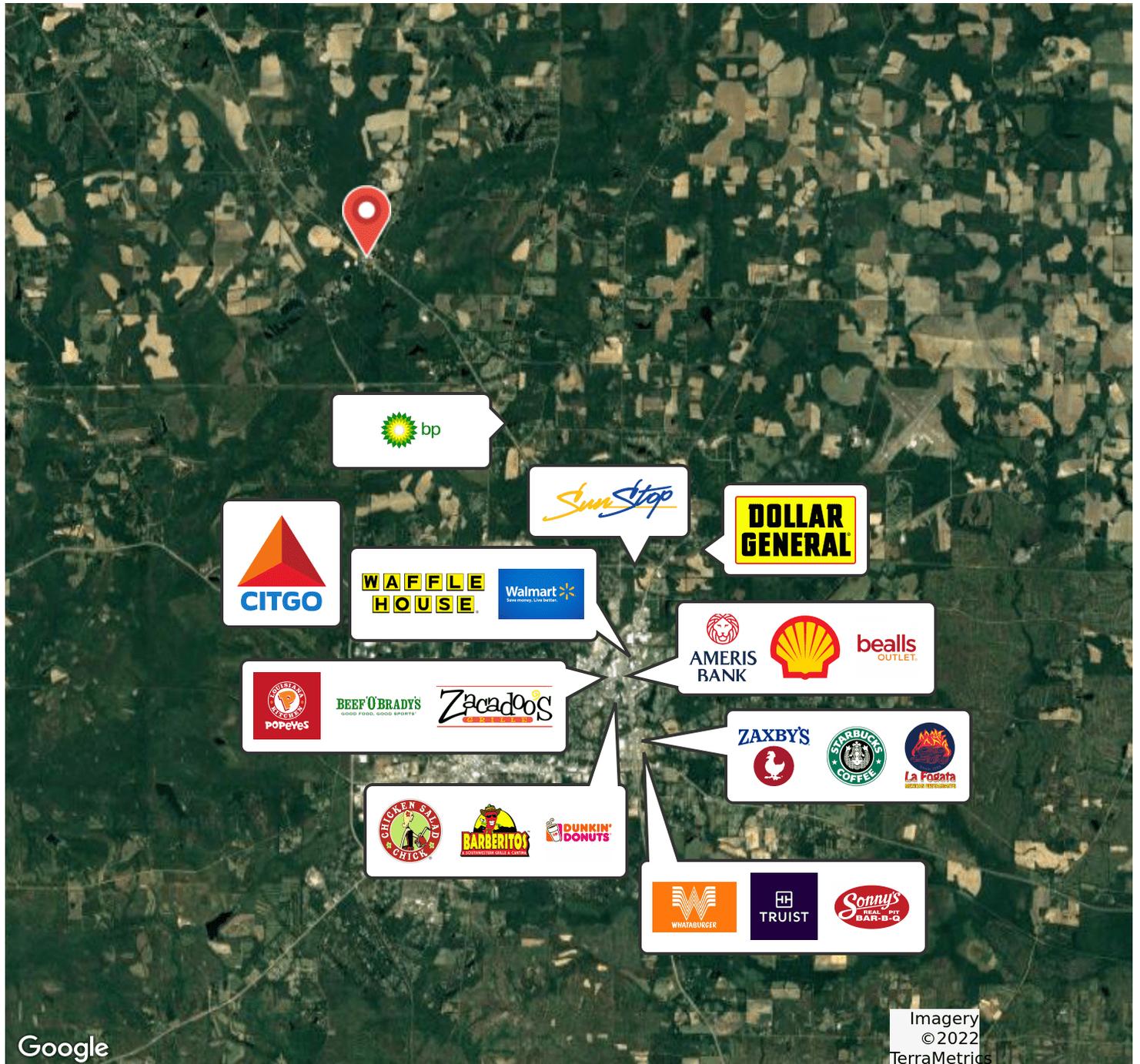


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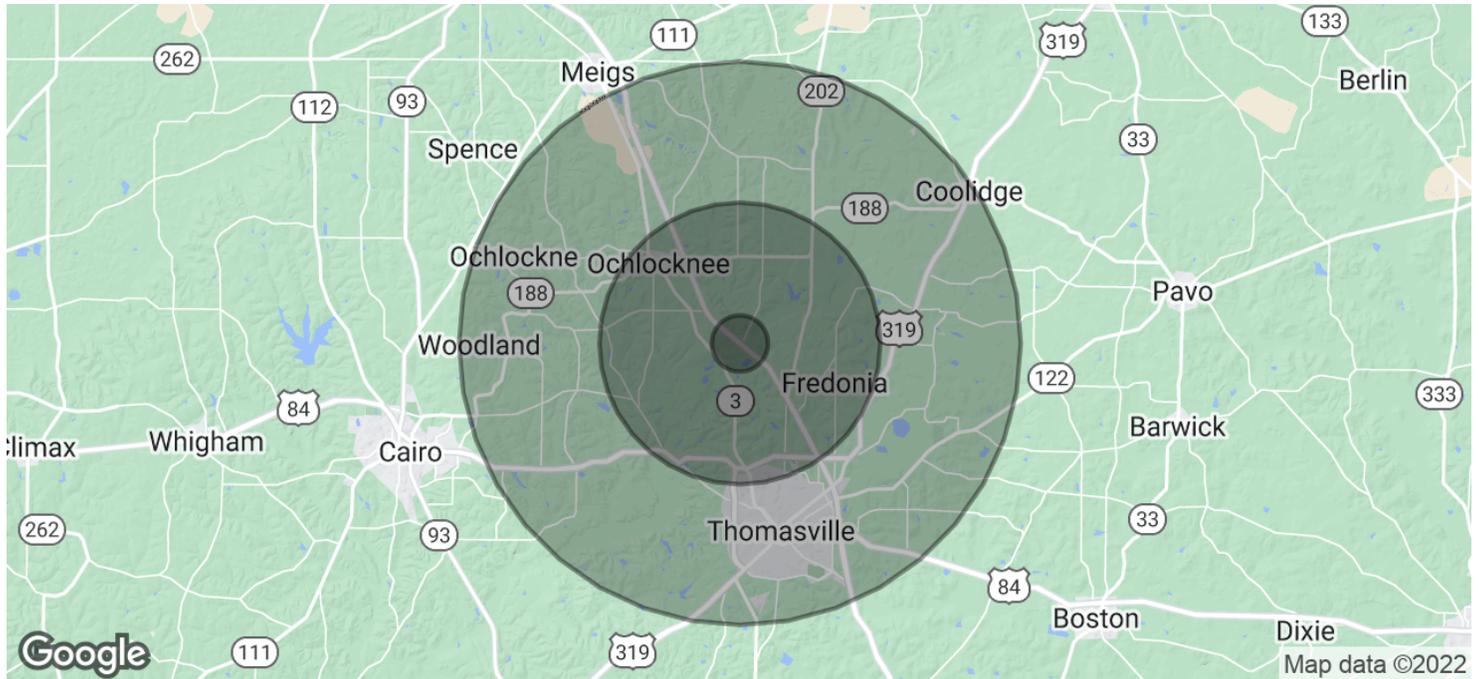


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	238	7,585	38,814
Average Age	47.6	41.0	39.8
Average Age (Male)	45.1	35.6	36.9
Average Age (Female)	51.0	43.8	41.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	101	3,435	18,138
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$64,890	\$54,150	\$55,112
Average House Value	\$151,269	\$132,437	\$143,155

* Demographic data derived from 2020 ACS - US Census

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