

FOR SALE

Commercial Property (Zoned C-2)

1682 Washington Road

Thomson, GA 30824



Lot Size: 1.21 Acres

Frontage: 179' Washington Road

Depth: 300'

Utilities: All Available

Property Taxes: \$1,993.44

Zoning: C-2

Topography: Flat

Traffic Count: 13,000 vpd

Neighbors: See aerial

Notes:

- **ZONED COMMERCIAL**
- Adjacent to the new Hampton Inn
- 1/2 mile from I-20

REDUCED PRICE: \$199,000
~~SALE PRICE: \$225,000~~

**FOR MORE
INFORMATION
CONTACT**

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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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**FICKLING
& COMPANY**

A Full Service Real Estate Company
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AERIAL



- | | |
|-----------------------|---------------------------|
| 1. Hampton Inn | 12. Marathon |
| 2. Dales Auto Sales | 13. M&A Food Mart |
| 3. Circle K | 14. Krystal |
| 4. Chick-fil-A | 15. Comfort Inn |
| 5. Bojangle's | 16. Chinese Restaurant |
| 6. Dairy Queen/Citgo | 17. Burger King |
| 7. White Column's Inn | 18. Long John Silver's |
| 8. Raceway | 19. Rodeway Inn |
| 9. McDonald's | 20. Arby's |
| 10. Wendy's | 21. Checker's |
| 11. Waffle House | 22. Taco Bell |
| | 23. Pizza Hut |
| | 24. Anthony Auto Sales |
| | 25. Young Memorial Church |
| | 26. Auto Money Title Pawn |

2018 DEMOS	3 Mile	5 Mile	10 Mile
Population	8,156	13,721	22,277
Median Age	37.6	37.3	38.8
Average HH Income	\$54,125	\$52,438	\$57,111

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