



Former Furniture Store | 3,726 SF Retail Showroom | High Traffic Washington Road
1494 Washington Road, Thomson, GA 30824
Asking Price: \$425,000

Property Overview

Position your business on one of Thomson's busiest commercial corridors with approximately 13,100 vehicles per day traveling Washington Road. This versatile 3,726-square-foot retail showroom sits on 0.60 acres just one mile from Interstate 20, offering outstanding visibility and convenient access throughout McDuffie County and the surrounding CSRA.

Formerly operated as a successful furniture showroom, the property has been extensively updated with major capital improvements, making it truly move-in ready for its next owner.

The building features an open showroom with 17-foot ceilings, finished concrete floors, a private office, break room, restroom, and an 8' x 8' insulated overhead garage door with automatic opener for deliveries or inventory access.

In addition to the main building, the property includes a 32' x 48' pole barn with a newer

metal roof, providing valuable covered storage or workspace.

Located just outside Thomson city limits, the property is served by public water, sewer, and natural gas and offers frontage and access from both Washington Road (GA Highway 17) and Old Washington Road.

Whether you're looking for a retail showroom, contractor headquarters, equipment sales location, or a flexible commercial property with room to grow, this property offers exceptional value in a highly visible location.

Property Highlights

- ±3,726 SF commercial building
- 0.60-acre lot
- Approximately 13,100 vehicles per day
- Dual frontage on Washington Road & Old Washington Road
- One mile from Interstate 20
- Former furniture showroom
- 17-foot ceilings
- Finished concrete showroom floor
- Office and break room
- Commercial carpet in office and storage areas
- Public water, sewer, and natural gas
- Fully insulated building
- 8' x 8' insulated overhead door with electric opener
- SimpliSafe security system installed
- Vacant and ready for immediate occupancy

Recent Capital Improvements

- New metal roof (2020)
- Complete electrical system replacement (2020)
- Complete interior renovation (2021)
- Two new Rheem HVAC split systems (2022): 5-ton and 3-ton
- New roof on 32' x 48' pole barn (2020)

Building Information

Item	Details
Property Type	Retail / Flex Commercial
Building Size	±3,726 SF
Lot Size	±0.60 Acres
Year Built	1975

Ceiling Height	17 Feet
HVAC	Two Rheem Split Systems (2022)
Electrical	New (2020)
Roof	Metal (2020)
Restrooms	1
Utilities	Public Water, Sewer & Natural Gas
Power	Single Phase
Security	SimpliSafe
Occupancy	Vacant

Ideal Uses

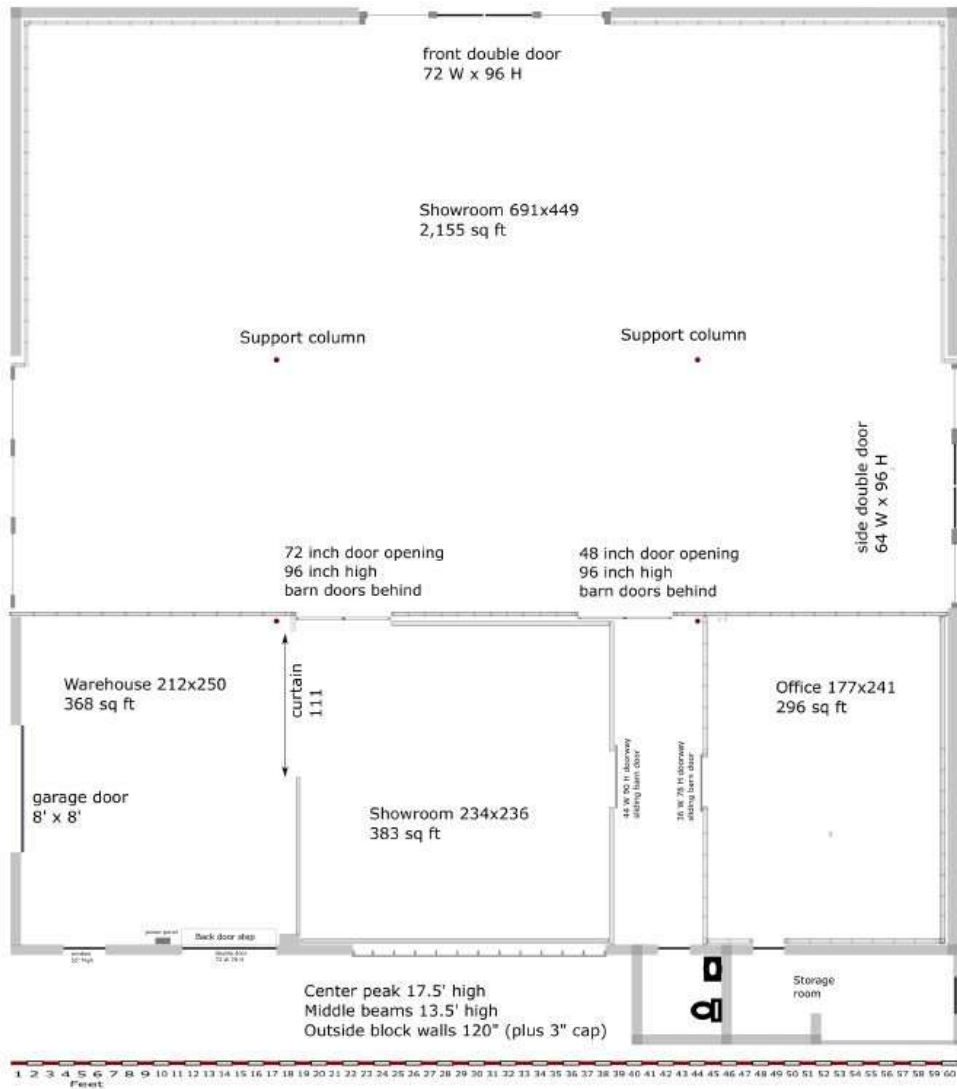
- Furniture Store
- Flooring & Home Décor
- Appliance Showroom
- Farm & Garden Supply
- Boutique Retail
- Antique Mall
- Outdoor Power Equipment
- Contractor Headquarters
- Cabinet & Kitchen Design Center
- Building Supply Sales
- Lighting or Plumbing Showroom
- Fitness Studio
- Church
- Specialty Retail
- Office/Warehouse
- Wholesale Distribution

Location Highlights

- Approximately 1 mile from Interstate 20
- Excellent visibility on GA Highway 17 (Washington Road)
- Dual road frontage provides easy customer access
- Outside Thomson city limits
- Convenient access to Augusta, Thomson, and surrounding communities

LoopNet Search Description

Move-in-ready 3,726 SF commercial retail building on busy Washington Road in Thomson, GA. Approximately 13,100 VPD, dual road frontage, 17' ceilings, updated electrical, new roof, new HVAC, insulated overhead door, office, break room, and 32' x 48' pole barn. Vacant and ready for immediate occupancy.



Main block building 60'x60'
Rear bath and storage area 21'x6'

PLAT FOR:

JAMES WALLACE PREVETTE

1.22 TOTAL ACRES, 134th G.M.D.
CITY OF THOMSON
McDUFFIE COUNTY, GEORGIA
JULY 30, 2012

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,635 FEET, AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 335,833 FEET. ANGLES AND DISTANCES MEASURED WITH A TOPCON GPT 8205A.

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD.

SURVEY DATE 7-30-2012
DATE DRAWN 7-30-2012
SCALE 1" = 50'
JOB# 12-28
FILE 12-28 TRV

- MARVIN T. NORMAN AND
EUNICE SUE NORMAN -
D.B. 211, PG. 240
P.B. I, PG. 76

McDuffie County Planning Commission
Plat Approved 7/11/2012
Chase N. Beggs
Planning & Zoning Administrator

Setbacks - CR-100 conditions. Plat was computed in 2012 and never relocated. and



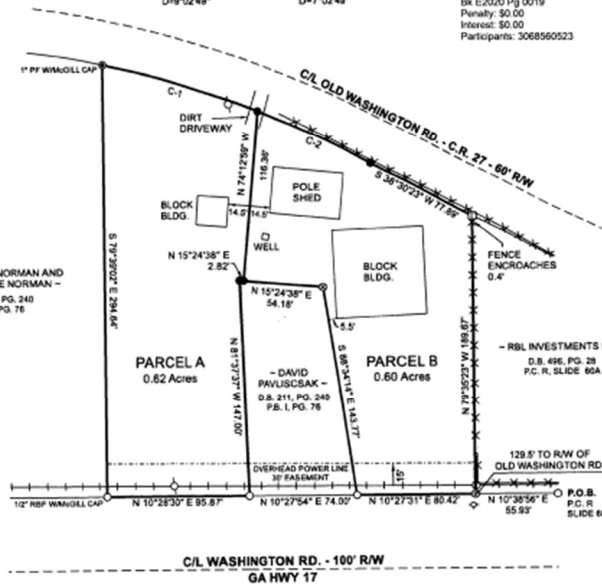
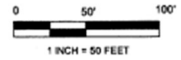
7/30/12

WRIGHT ANGLE LAND SURVEYORS
JAMES D. WRIGHT, GEORGIA RLS #2883
2528 WHITE OAK RD., THOMSON, GA 30824
706-595-5130 - CELL 706-630-5130

C-1
S 27°31'52" W
LC=109.51'
R=894.27'
A=109.82°
T=54.93'
D=9°02'49"

C-2
S 35°34'41" W
LC=85.34'
R=684.27'
A=85.39°
T=42.75'
D=7°02'49"

Plat Doc: PLAT
Recorded 03/18/2020 04:03PM
Corrine H. Chestham
Clerk Superior Court, McDuffie County,
Ga.
Bk E2020 Pg 0019
Penalty: \$0.00
Interest: \$0.00
Participants: 3068560523



"SURVEYOR'S NOTES"

1. NOT ALL IMPROVEMENTS WERE LOCATED DURING THIS SURVEY.

2. SET CORNERS ARE 5/8" REBARS WITH PLASTIC CAPS STAMPED (WRIGHT 2883).

LEGEND

- 1" Pipe Found
- 1/2" Rebar Found
- 5/8" Rebar Set
- ⊗ 3/4" Pipe Found
- ⊗ 1" Solid Rod Found
- 5/8" Rebar Found
- ◇ Power Pole
- ◇ Fire Hydrant
- 0000000- Chain Link Fence