

**1,400± SF Available
Restaurant / Retail Space**



FOR LEASE

**2181 S Hwy 441
Dublin, Laurens County, GA 31021**

REDUCED LEASE RATE: \$20 PSF

CONTACT:

PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Office: (478) 746-8171
Cell: (478) 718-1806

Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201
(478) 746-8171



PROPERTY OVERVIEW

2181 S Hwy 441
Dublin, GA 31021

LOCATION:	<ul style="list-style-type: none">• 0.3 Miles from I-16• Neighbors include Dunkin', Georgia Bob's BBQ, McDonalds, Burger King, Pilot Travel Center, Wendy's, Taco Bell, Arby's, Flash Foods, KFC, Ruby Tuesday, Quick Fill, Super 8 by Wyndham, Relax Inn & Suites, Holiday Inn Express, BP, and more.
BUILDING INFORMATION:	<ul style="list-style-type: none">• 1,400 SF shell - excellent space for a restaurant or retail• Adjoined to new Dunkin'• Ingress and egress onto 441 South• At lease-execution, landlord will deliver a "vanilla shell"• One single-fixture restroom• Access to drive-thru is not permissible
LAND:	.39± Acres
YEAR BUILT:	1990
AVERAGE DAILY TRAFFIC COUNT:	22,500 VPD on I-16; 14,500 VPD on S Hwy 441
FLOOR:	Concrete
HVAC:	Central heat and air conditioning
PARKING:	20± Striped, Paved spaces
SIGNAGE:	Signage possible facing 441 S
UTILITIES:	All utilities available
ZONING:	C3
LEASE RATE:	\$21 PSF \$20 PSF





PHOTOS

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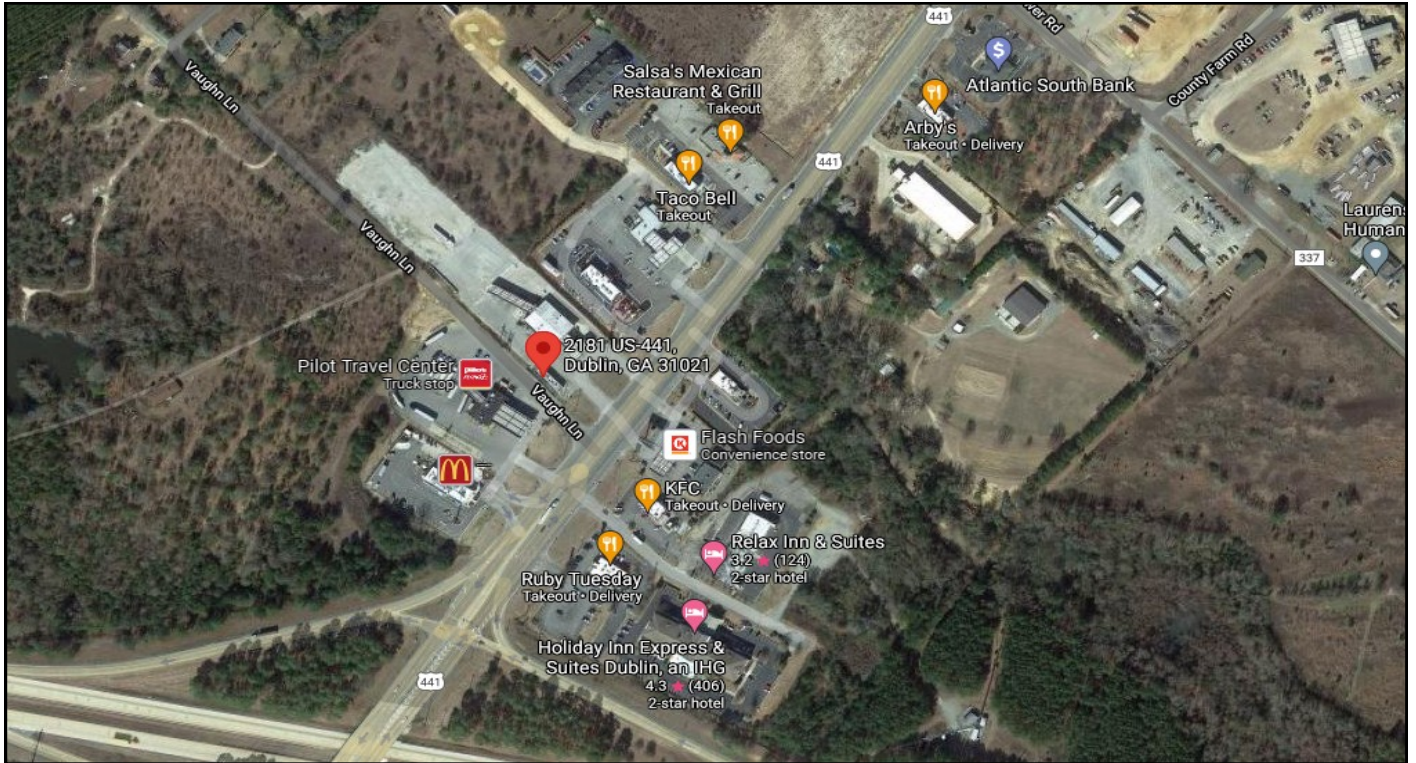


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MAP / AERIAL

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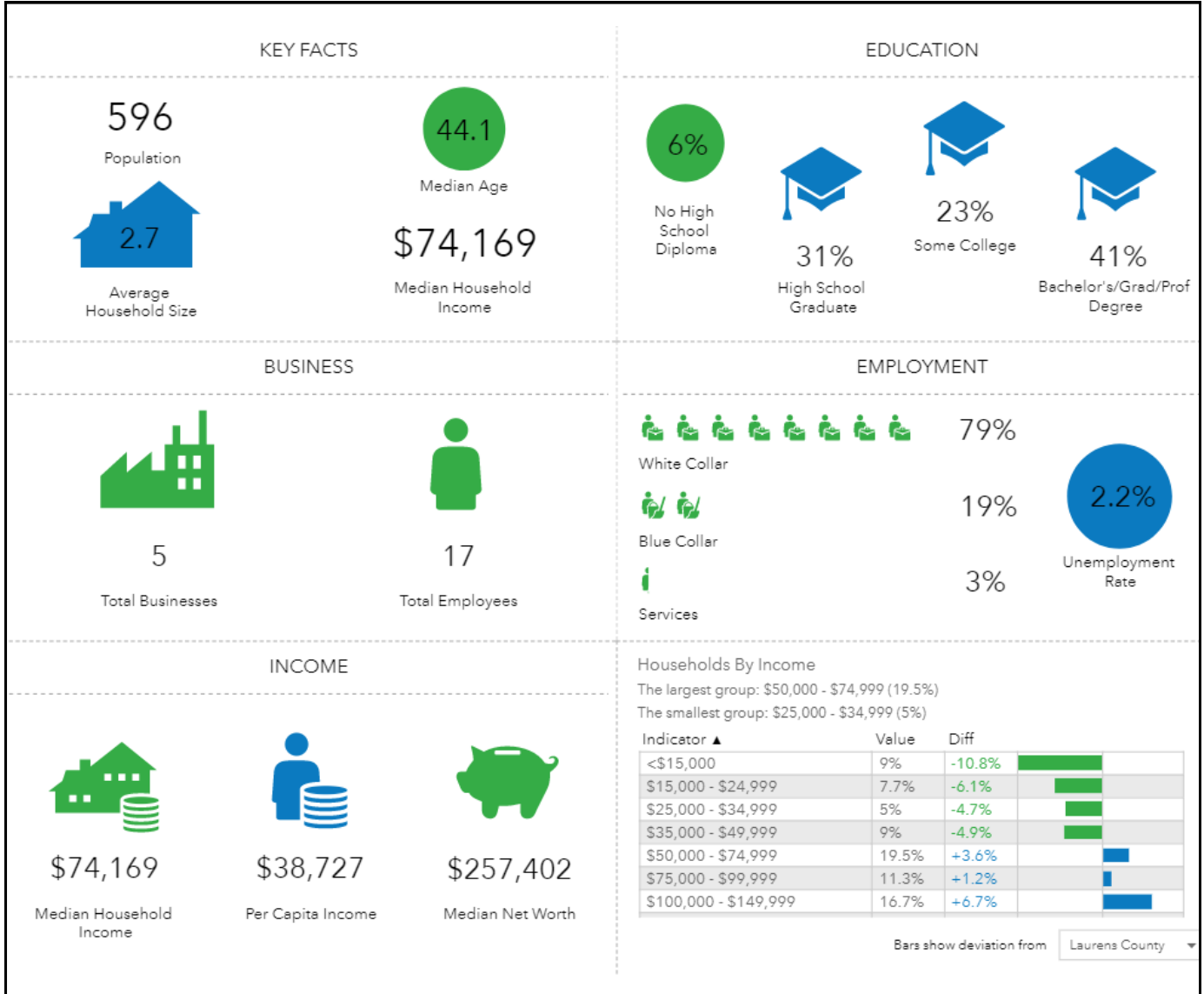


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INFOGRAPHICS - 1 MILE

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INFOGRAPHICS - 3 MILE

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KEY FACTS

3,189

Population



Average
Household Size

42.6

Median Age

\$61,586

Median Household
Income

EDUCATION

6%

No High
School
Diploma



32%

High School
Graduate



27%

Some College



35%

Bachelor's/Grad/Prof
Degree

BUSINESS



42

Total Businesses



221

Total Employees

EMPLOYMENT



White Collar

73%



Blue Collar

20%



Services

6%

1.9%

Unemployment
Rate

INCOME



\$61,586

Median Household
Income



\$34,112

Per Capita Income



\$176,832

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.1%)

The smallest group: \$25,000 - \$34,999 (6.5%)

Indicator ▲	Value	Diff	
<\$15,000	9.7%	-10.1%	
\$15,000 - \$24,999	8.9%	-4.9%	
\$25,000 - \$34,999	6.5%	-3.2%	
\$35,000 - \$49,999	13.5%	-0.4%	
\$50,000 - \$74,999	20.1%	+4.2%	
\$75,000 - \$99,999	10.9%	+0.8%	
\$100,000 - \$149,999	14.4%	+4.4%	

Bars show deviation from Laurens County ▼





INFOGRAPHICS - 5 MILE

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