

1.9± ACRE SITE

519 Pilot Place & Adjacent Lot

Dublin, Laurens County, Georgia 31021



FOR SALE

SALES PRICE: \$249,000

PATRICK BARRY - EXCLUSIVE AGENT

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Coldwell Banker Commercial

Eberhardt & Barry

990 Riverside Drive

Macon, Georgia 31201

(478) 746-8171



PROPERTY OVERVIEW

Pilot Place
Dublin., GA 31021

BUILDING / LAND INFORMATION:	<ul style="list-style-type: none">• Building on site is 35' x 23'• 10' x 10' rollup door; insulated and sealed• 2 window HVAC units• 1 restroom• 4 in. poured concrete floor• 40 gallon hot water heater• Ceiling: Center - 20.5'; Sides - 17.5'• Land adjacent to building is currently leased. See lease highlights for additional information.
LOCATION:	Directly behind Wal-Mart on W Hwy 80, frontage on Pilot Place Rd, beside Airport Rd and Hwy 441 Bypass
ACREAGE:	±1.9 Acres
AVERAGE DAILY TRAFFIC COUNT:	US Hwy 80: 9,430; Airport Rd: 1,720
TAX BILL:	2019 - 519 Pilot Place Rd. - \$905.94 2019 - Adjacent lot - \$795.91
UTILITIES:	Sewer and water on site w/ external hookup; well on site
ZONING:	C-3



LEASE HIGHLIGHTS

Pilot Place
Dublin., GA 31021

	SYSCO ATLANTA, LLC WHOLESALE RESTAURANT FOOD SUPPLIES
FURNITURE, FIXTURES & EQUIPMENT:	Property of Landlord
TERM:	Month-to-month (May be terminated with 60-day notice)
RENT:	\$1,350 / month
CAM:	N/A
INSURANCE & TAXES:	Paid by Landlord
UTILITIS:	Paid by Landlord



PLAT

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COLDWELL BANKER COMMERCIAL
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PHOTOS

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PROPERTY LINES

Pilot Place
Dublin., GA 31021



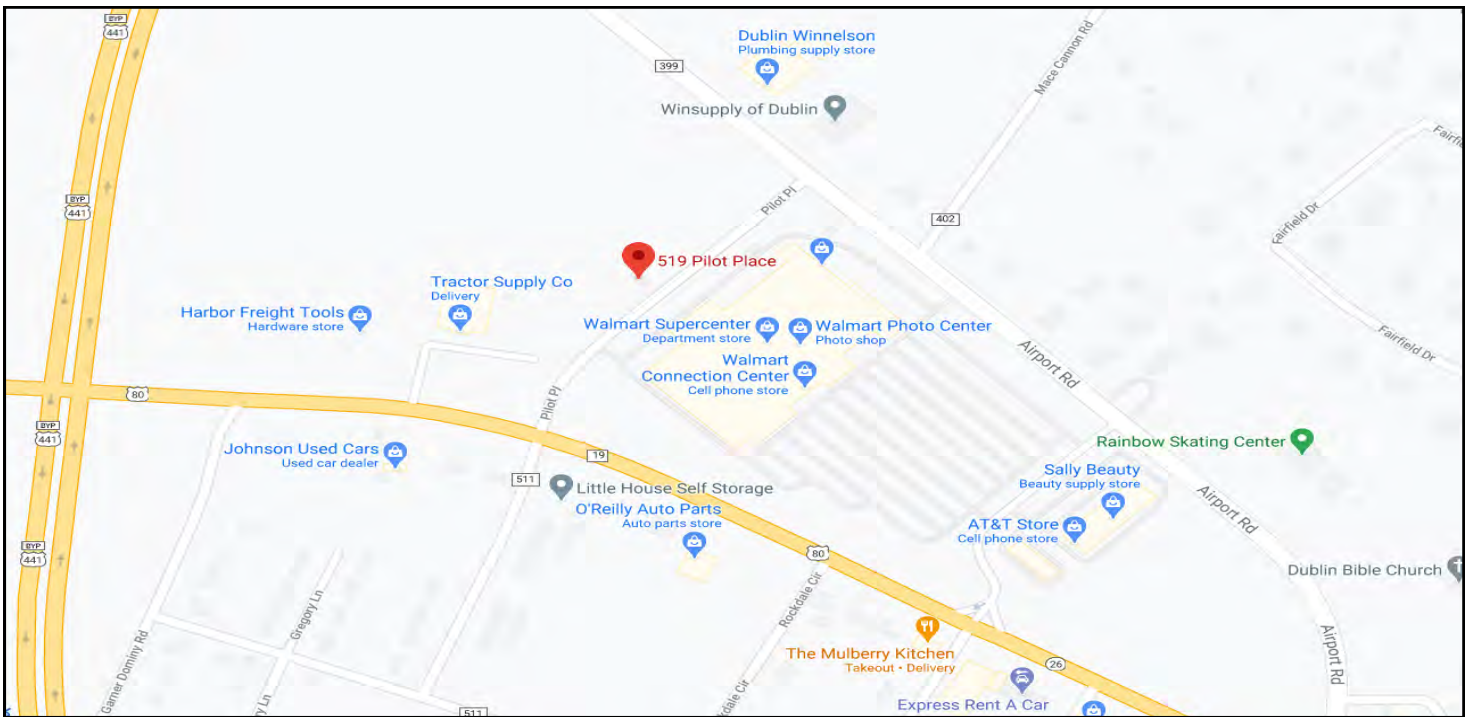
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MAPS

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DEMOGRAPHICS - 1 MILE

Pilot Place
Dublin., GA 31021

KEY FACTS

844

Population



2.4

Average Household Size

44.0

Median Age

\$44,357

Median Household Income

BUSINESS



70

Total Businesses



743

Total Employees

INCOME



\$44,357

Median Household Income



\$24,508

Per Capita Income



\$50,000

Median Net Worth

EDUCATION

10%

No High School Diploma



40%
High School Graduate



34%
Some College



17%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



63%

White Collar



22%

Blue Collar



15%

Services

12.2%

Unemployment Rate

Households By Income

The largest group: <\$15,000 (16.1%)

The smallest group: \$200,000+ (3.0%)

Indicator ▲	Value	Difference	
<\$15,000	16.1%	-6.2%	<div style="width: 16.1%;"></div>
\$15,000 - \$24,999	12.5%	-1.3%	<div style="width: 12.5%;"></div>
\$25,000 - \$34,999	15.5%	+4.1%	<div style="width: 15.5%;"></div>
\$35,000 - \$49,999	8.9%	-5.8%	<div style="width: 8.9%;"></div>
\$50,000 - \$74,999	13.4%	-2.0%	<div style="width: 13.4%;"></div>
\$75,000 - \$99,999	13.1%	+4.2%	<div style="width: 13.1%;"></div>
\$100,000 - \$149,999	14.0%	+5.5%	<div style="width: 14.0%;"></div>
\$150,000 - \$199,999	3.9%	+1.2%	<div style="width: 3.9%;"></div>
\$200,000+	3.0%	+0.7%	<div style="width: 3.0%;"></div>



DEMOGRAPHICS - 3 MILE

Pilot Place
Dublin., GA 31021

KEY FACTS

9,056

Population



Average Household Size

44.4

Median Age

\$49,181

Median Household Income

EDUCATION

7%

No High School Diploma



36%

High School Graduate



30%

Some College



26%

Bachelor's/Grad/Prof Degree

BUSINESS



584

Total Businesses



7,136

Total Employees

EMPLOYMENT



71%

White Collar



16%

Blue Collar



13%

Services

11.8%

Unemployment Rate

INCOME



\$49,181

Median Household Income



\$27,648

Per Capita Income



\$54,824

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.9%)

The smallest group: \$200,000+ (4.2%)

Indicator ▲	Value	Difference	
<\$15,000	14.5%	-7.8%	<div style="width: 14.5%;"></div>
\$15,000 - \$24,999	11.3%	-2.5%	<div style="width: 11.3%;"></div>
\$25,000 - \$34,999	9.9%	-1.5%	<div style="width: 9.9%;"></div>
\$35,000 - \$49,999	14.9%	+0.2%	<div style="width: 14.9%;"></div>
\$50,000 - \$74,999	16.9%	+1.5%	<div style="width: 16.9%;"></div>
\$75,000 - \$99,999	11.2%	+2.3%	<div style="width: 11.2%;"></div>
\$100,000 - \$149,999	12.6%	+4.1%	<div style="width: 12.6%;"></div>
\$150,000 - \$199,999	4.4%	+1.7%	<div style="width: 4.4%;"></div>
\$200,000+	4.2%	+1.9%	<div style="width: 4.2%;"></div>



DEMOGRAPHICS - 5 MILE

Pilot Place
Dublin., GA 31021

KEY FACTS

23,139

Population



2.5
Average Household Size



39.8
Median Age

\$36,486

Median Household Income

EDUCATION



12%
No High School Diploma



41%
High School Graduate



27%
Some College



20%
Bachelor's/Grad/Prof Degree

BUSINESS



1,319

Total Businesses



14,504

Total Employees

EMPLOYMENT



White Collar

64%



Blue Collar

19%



Services

16%



13.2%
Unemployment Rate

INCOME



\$36,486

Median Household Income



\$21,946

Per Capita Income



\$16,516

Median Net Worth

Households By Income

The largest group: <\$15,000 (24.0%)

The smallest group: \$200,000+ (2.7%)

Indicator ▲	Value	Difference	
<\$15,000	24.0%	+1.7%	
\$15,000 - \$24,999	13.4%	-0.4%	
\$25,000 - \$34,999	10.9%	-0.5%	
\$35,000 - \$49,999	13.1%	-1.6%	
\$50,000 - \$74,999	15.0%	-0.4%	
\$75,000 - \$99,999	8.6%	-0.3%	
\$100,000 - \$149,999	9.2%	+0.7%	
\$150,000 - \$199,999	3.2%	+0.5%	
\$200,000+	2.7%	+0.4%	