



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

FOR SALE

Former Restaurant / Retail 5,263± SF



SALES PRICE: \$849,000

Former Asian Grill Buffet

2123 S Hwy 441

Dublin, GA 31021

**PATRICK BARRY
ASSOCIATE BROKER
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Cell: (478) 718-1806
Office: (478) 746-8171**

**Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201**



PROPERTY OVERVIEW

2123 S Hwy 441
Dublin, GA 31021

BUILDING INFORMATION:	• 5,263± SF Total • 0.94± acres • Highly suited for Restaurant or Retail • 3 curb cuts • Corner lot property at signalized intersection
LOCATION:	0.5 miles to I-16
ACTUAL YEAR BUILT:	1984
EFFECTIVE YEAR BUILT:	1990
AVERAGE DAILY TRAFFIC COUNT:	US 441 - 13,100 VPD James L Gillis Memorial Hwy / I-16 - 25,900
EXTERIOR:	Brick, Stone, Concrete Block
ROOF:	Asphalt Shingles
LIGHTING:	Fluorescent Fixtures
FLOORING:	Reinforced concrete ; carpet / vinyl tile
HVAC:	Central Heating and Air
LAND:	0.94 acres
ZONED:	C-3
UTILITIES:	All public utilities available to site
PARKING:	Asphalt, paved
NEIGHBORS:	Arby's, Taco Bell, Burger King, Econo Lodge, Dollar General, Jimmy Britt's Dodge Chevrolet, Subway, Wendy's, Ruby Tuesday, McDonald's, Pilot Travel Center, Dunkin', Holiday Inn Express, Cracker Barrel, and more!
SALES PRICE: \$849,000	





PHOTOS

2123 S Hwy 441
Dublin, GA 31021



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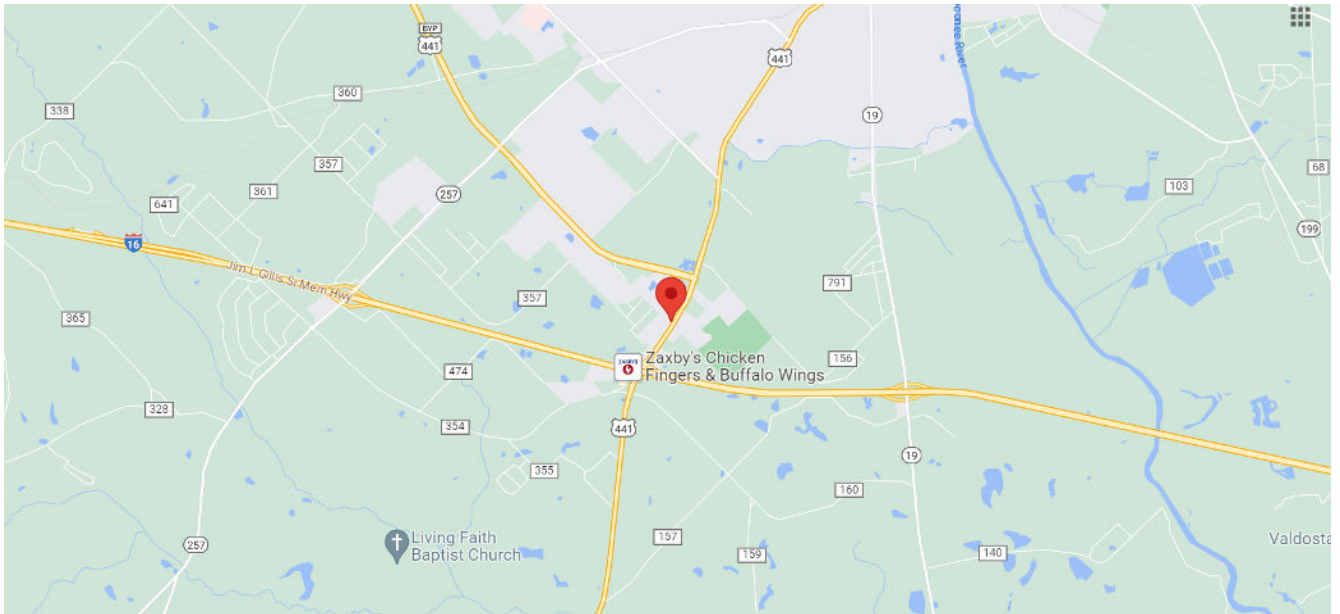
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MAPS

2123 S Hwy 441
Dublin, GA 31021



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DEMOGRAPHICS - 1 Mile

2123 S Hwy 441
Dublin, GA 31021

Housing market characteristics

2123 US Highway 441, Dublin, Georgia, 31021
Ring of 1 mile



\$104,375 ↓
Median Home Value

157% lower than Georgia which is
\$268,396



146

Housing Affordability
Index



17.6%

Percent of Income
for Mortgage



69

Percent of Income for
Mortgage (Index)

Age <18 **75**

Age 18-64 **208**

Age 65+ **56**

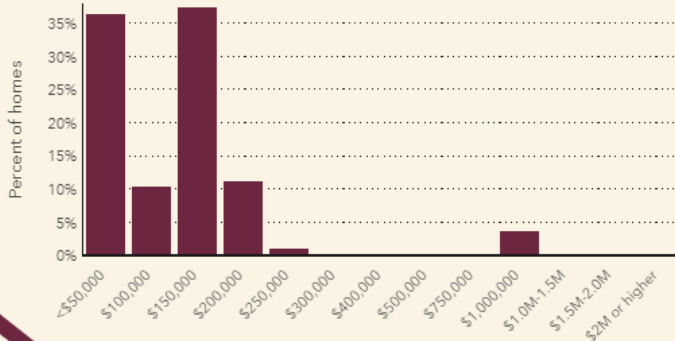
Total Pop
339

Pop Growth
-0.45%

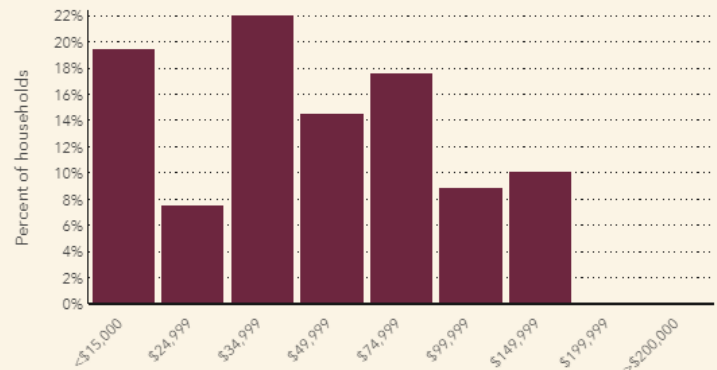
Average HH Size
1.94

Median Net Worth
\$47,028

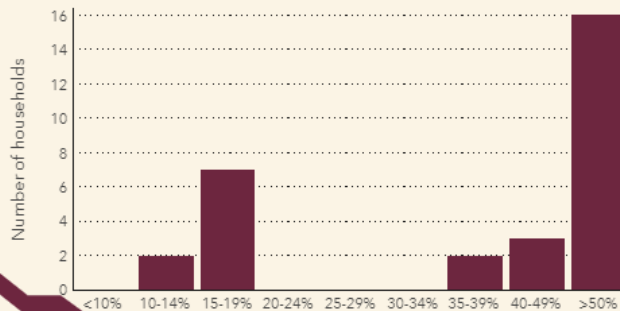
Home value



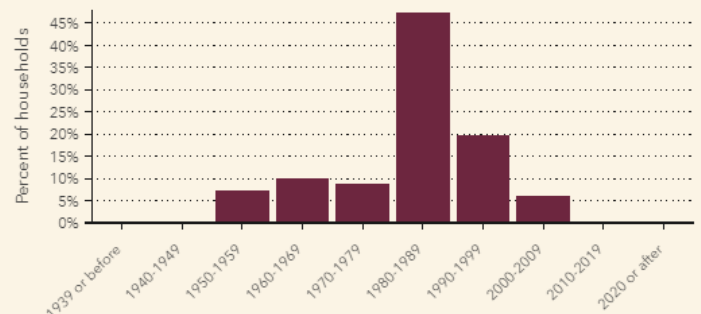
Household income



Mortgage as % salary



Year property built





DEMOGRAPHICS - 3 Mile

2123 S Hwy 441
Dublin, GA 31021

Housing market characteristics

2123 US Highway 441, Dublin, Georgia, 31021
Ring of 3 miles



\$95,915 ↓
Median Home Value

180% lower than Georgia which is
\$268,396



147

Housing Affordability
Index



16.8%

Percent of Income
for Mortgage



66

Percent of Income for
Mortgage (Index)

Age <18 1,770

Variable: 2023 Child Population

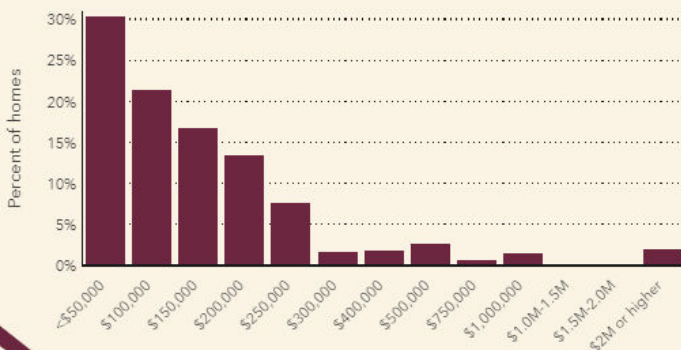
Total Pop
7,510

Pop Growth
0.75%

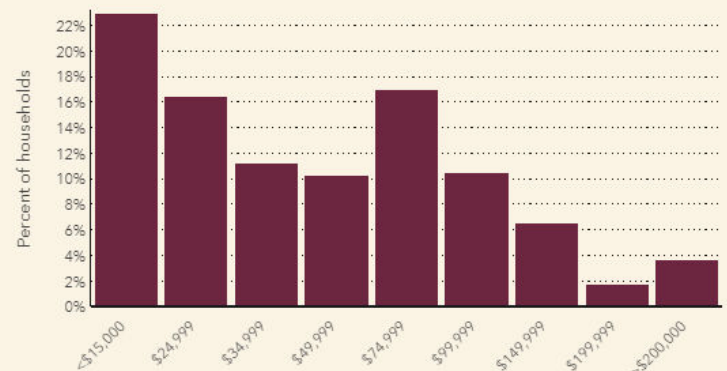
Average HH Size
2.49

Median Net Worth
\$19,435

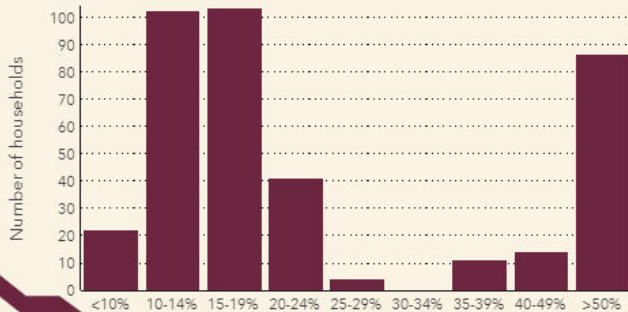
Home value



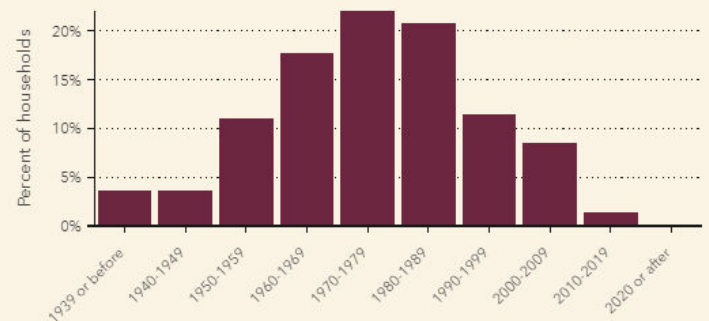
Household income



Mortgage as % salary



Year property built



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DEMOGRAPHICS - 5 Mile

2123 S Hwy 441
Dublin, GA 31021

Housing market characteristics

2123 US Highway 441, Dublin, Georgia, 31021
Ring of 5 miles



\$141,458 ↓

Median Home Value

90% lower than Georgia which is \$268,396



115

Housing Affordability Index



21.3%

Percent of Income for Mortgage



83

Percent of Income for Mortgage (Index)

Age <18 5,399

Age 18-64 12,128

Age 65+ 4,511

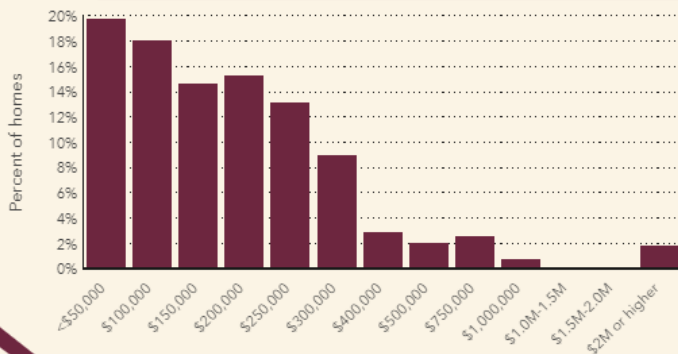
Total Pop
22,037

Pop Growth
0.95%

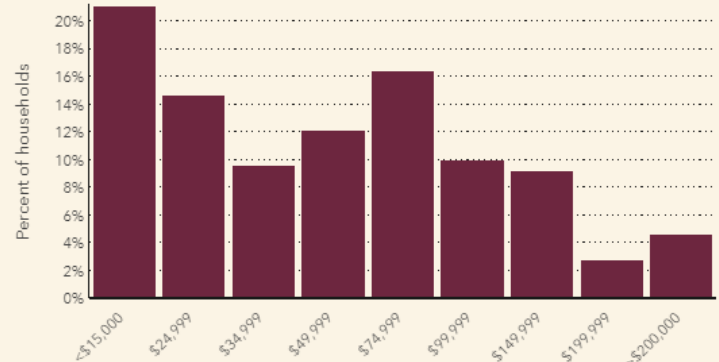
Average HH Size
2.39

Median Net Worth
\$29,730

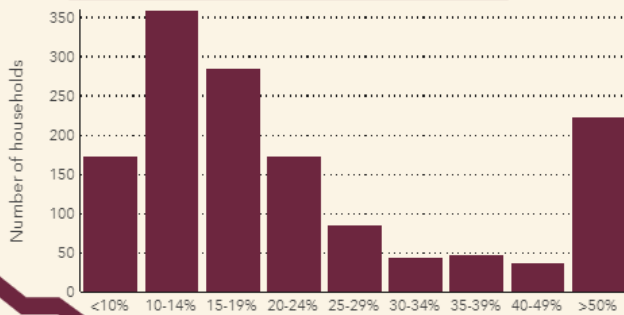
Home value



Household income



Mortgage as % salary



Year property built

