

**1,500± SF Available
Restaurant / Retail Space**



FOR LEASE

**2177 S Hwy 441
Dublin, Laurens County, GA 31021**

LEASE RATE: \$3,000 / Month

CONTACT:

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



PROPERTY OVERVIEW

2177 S Hwy 441
Dublin, GA 31021

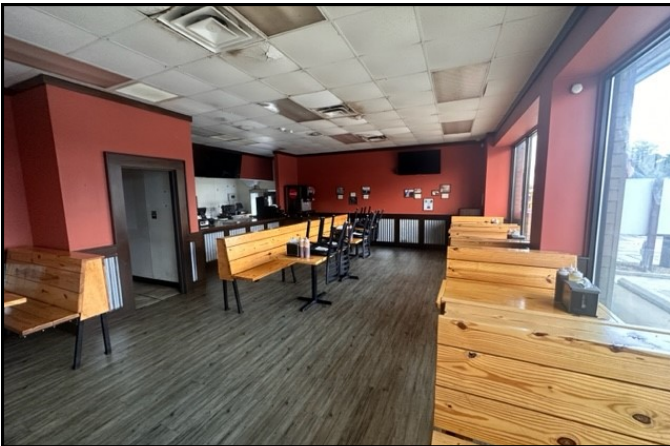
LOCATION:	<ul style="list-style-type: none"> • 0.3 Miles from I-16 • Neighbors include Dunkin', McDonalds, Burger King, Pilot Travel Center, Wendy's, Taco Bell, Arby's, Flash Foods, KFC, Ruby Tuesday, Quick Fill, Super 8 by Wyndham, Relax Inn & Suites, Holiday Inn Express, BP, and more.
BUILDING INFORMATION:	<ul style="list-style-type: none"> • 1,500 SF Restaurant Space - Previously Georgia Bob's BBQ • Gas Station takes care of all restroom janitorial services • Ingress and egress onto 441 South • Drive-Thru Capability
LAND:	Sits on a 4.11 acre lot
YEAR BUILT:	1980 / 2000
AVERAGE DAILY TRAFFIC COUNT:	22,500 VPD on I-16; 14,500 VPD on S Hwy 441
FLOOR:	Vinyl tile
HVAC:	Central heat and air conditioning
PARKING:	Paved parking spaces
SIGNAGE:	Pylon signage available
UTILITIES:	All utilities available
ZONING:	C3
LEASE RATE:	\$3,000 / month





PHOTOS

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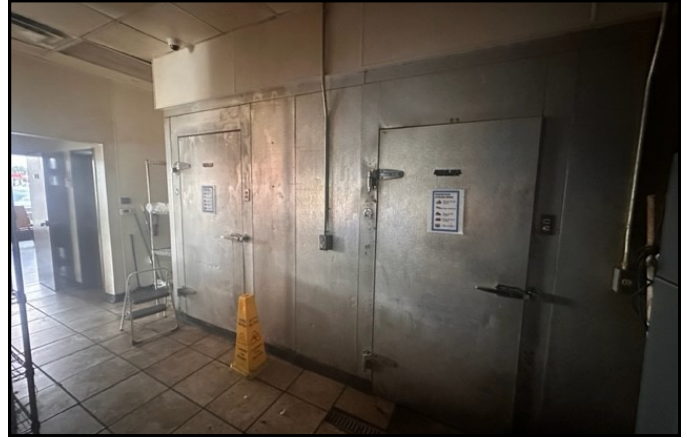
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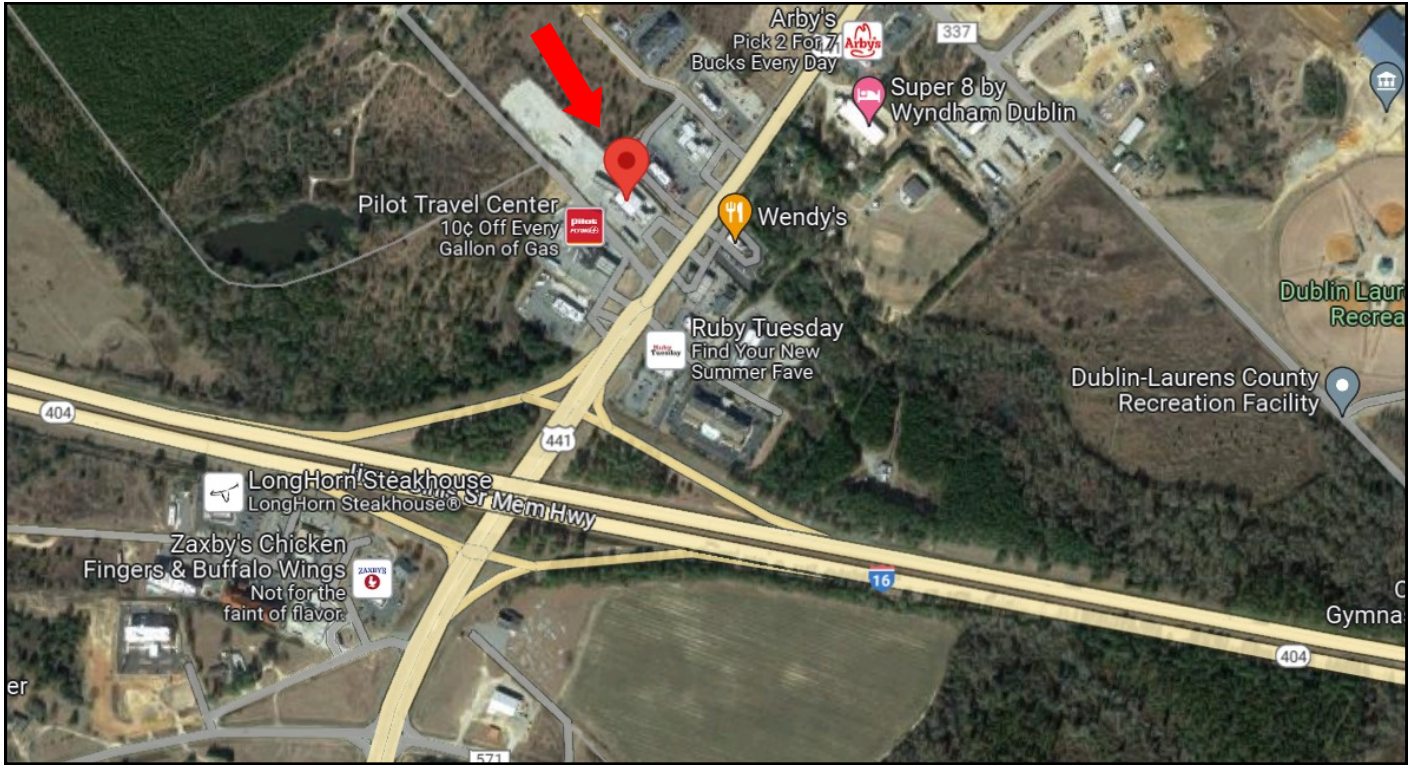
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MAP / AERIAL

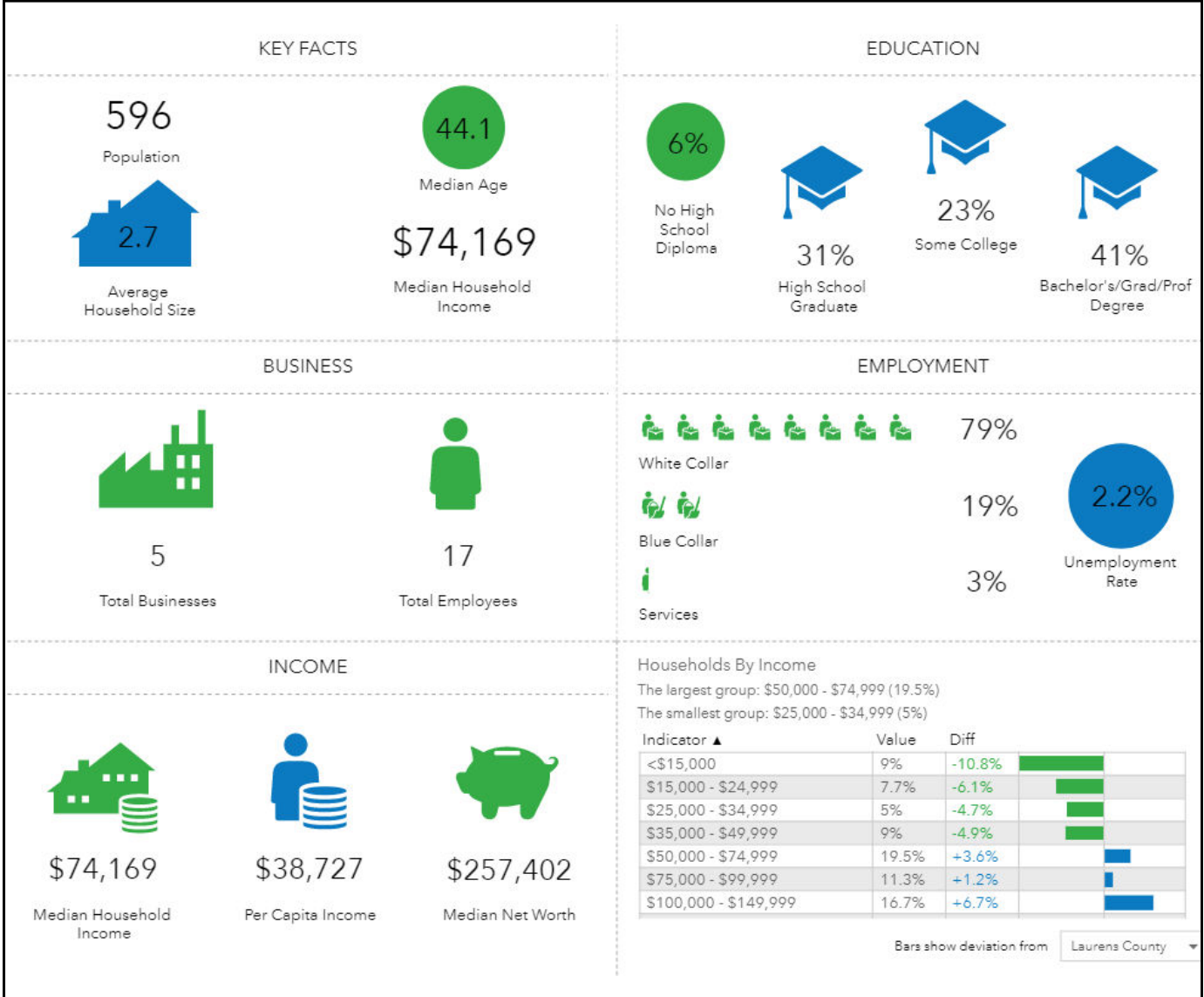
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INFOGRAPHICS - 1 MILE

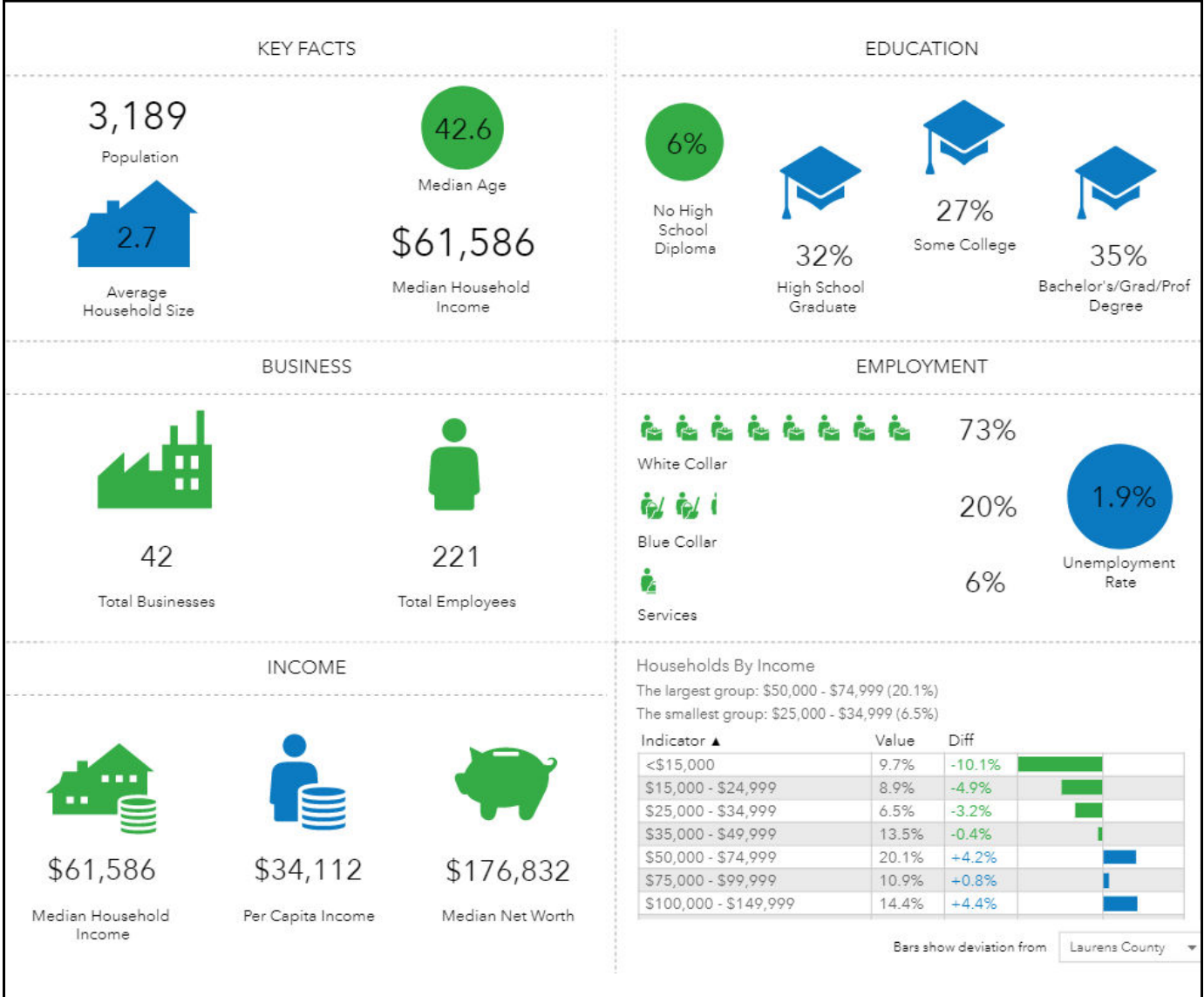
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INFOGRAPHICS - 3 MILE

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INFOGRAPHICS - 5 MILE

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