

1,500± SF Available Restaurant / Retail Space



2177 S Hwy 441 Dublin, Laurens County, GA 31021

LEASE RATE: \$3,000 / Month

CONTACT:

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PROPERTY OVERVIEW

2177 S Hwy 441 Dublin, GA 31021

LOCATION: - 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. - 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: - 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: - FLOOR: - Vinyl tile - HVAC: - Central heat and air conditioning - PARKING: - Paved parking spaces - SIGNAGE: - Pylon signage available - UTILITIES: - All utilities available - ZONING: - C3 - Sa,000 / month		
BUILDING INFORMATION: 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: FLOOR: Vinyl tile HVAC: Central heat and air conditioning PARKING: Paved parking spaces SIGNAGE: Pylon signage available UTILITIES: All utilities available ZONING: Cas Gas Station takes care of all restroom janitorial services ingresservices of all restroom janitorial services in	LOCATION:	 Neighbors include Dunkin', McDonalds, Burger King, Pilot Travel Center, Wendy's, Taco Bell, Arby's, Flash Foods, KFC, Ruby Tues- day, Quick Fill, Super 8 by Wyndham, Relax Inn & Suites, Holiday
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		Gas Station takes care of all restroom janitorial servicesIngress and egress onto 441 South
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	UTILITIES:	All utilities available
LEASE RATE: \$3,000 / month	ZONING:	C3
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PHOTOS

2177 S Hwy 441 Dublin, GA 31021













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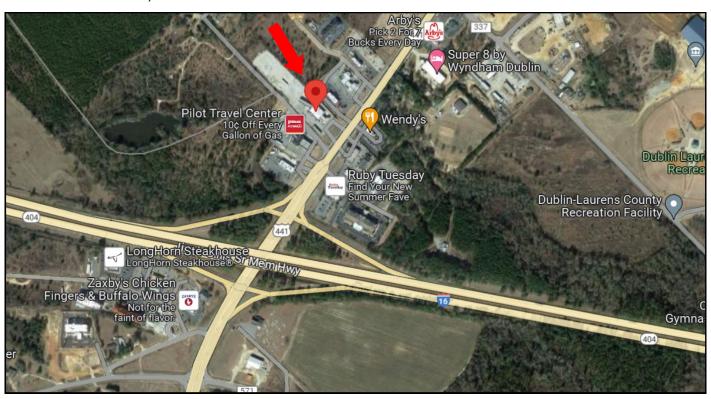
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MAP / AERIAL

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INFOGRAPHICS - 1 MILE

2177 S Hwy 441 Dublin, GA 31021

KEY FACTS			EDUCATION						
596 Population		44.1 Median Age	6%		1	\rightarrow			
2.7	9	574,169	No High School Diploma	240/		23% me College	410/		
Average Household Size		ledian Household Income	5,500.0	31% High School Graduate			41% Bachelor's/Grad/Pro Degree		
BUSINESS			EMPLOYMENT						
44			White Collar	666	ė	79%			
5		17	Blue Collar			19%	2.2%		
Total Businesses	7	T / Fotal Employees	Services			3%	Unemployment Rate		
INCOME			Households By Income The largest group: \$50,000 - \$74,999 (19.5%) The smallest group: \$25,000 - \$34,999 (5%)						
			Indicator A	Va	lue	Diff			
			<\$15,000		%	-10.8%			
			\$15,000 - \$24,99		.7%	-6.1%			
			\$25,000 - \$34,99		%	-4.7%			
	to American continuent		\$35,000 - \$49,99 \$50,000 - \$74,99		% 9.5%	-4.9% +3.6%			
\$74,169	\$38,727	\$257,402	\$75,000 - \$74,99		1.3%	+1.2%			
edian Household	Per Capita Income	Median Net Worth	\$100,000 - \$149		6.7%	+6.7%			
Income	. or capita income	MICGIGIT NET WORTH							





INFOGRAPHICS - 3 MILE

2177 S Hwy 441 Dublin, GA 31021

KEY FACTS			EDUCATION						
3,189		42.6 Median Age	6%		1				
2.7		\$61,586	No High School Diploma	32%		27% me College	35%		
Average Household Size		Median Household Income		High School Graduate			Bachelor's/Grad/Pro Degree		
BUSINESS			EMPLOYMENT						
44			White Collar	444	è	73%			
-			in in			20%	1.9%		
42		221	Blue Collar				Unemployment		
Total Businesses		Total Employees	Services			6%	Rate		
INCOME			Households By Income The largest group: \$50,000 - \$74,999 (20.1%) The smallest group: \$25,000 - \$34,999 (6.5%)						
			Indicator ▲	Va	alue	Diff			
			<\$15,000		.7%	-10.1%			
1 =			\$15,000 - \$24,99		.9%	-4.9%			
			\$25,000 - \$34,9		.5%	-3.2%			
			\$35,000 - \$49,99	1000	3.5%	-0.4% +4.2%			
\$61,586	\$34,112	\$176,832	\$50,000 - \$74,91 \$75,000 - \$99,91		0.1%	+4.2%			
			\$100,000 - \$149		4.4%	+4.4%			
1edian Household Income	Per Capita Income	Median Net Worth	0.00,000 0,11	155.5		ow deviation fro	m Laurens County		





INFOGRAPHICS - 5 MILE

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