

SALE

FORMER RESTAURANT / RETAIL



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

401 N JEFFERSON ST

DUBLIN, GA 31021

SALE PRICE: \$199,000



CLAY MOORE

SALES ASSOCIATE

cmoore@cbcgeorgia.com

Cell: (478) 508-8852

Office: (478) 746-8171

990 Riverside Drive

Macon GA 31201

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OFFERING SUMMARY

Available SF:	1,689± SF Total
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Traffic Count:	~13,200 Vehicles per Day
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Lot Size:	.32 Acres
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Year Built:	1977
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Parking:	Asphalt / Paved - 20 spaces
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Zoning:	C-3
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Utilities:	All public utilities service the site.
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PROPERTY OVERVIEW:

- ±1689 Total SF
 - Frontage on N. Jefferson St.
 - 2 restrooms
 - Ceilings - 9' (8' in washroom)
 - Parking Spaces - paved for ~20 vehicles
 - Grease trap
 - No FF&E included
- Neighbors include: Family Dollar, Pitts Toyota, China Express, Domino's Pizza, Deano's Italian, Moe's on Madison, Theatre Dublin, Dollar General, Mulberry Kitchen, Bank of Dudley, Saltwater Fishery, Minute Grill, Rosie's Handmade Ice Cream, Morris Bank, Piggly Wiggly, Dairy Queen, BP, and more!

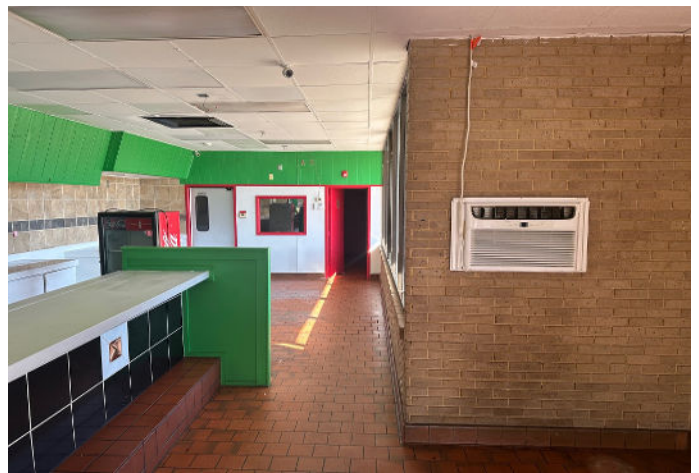
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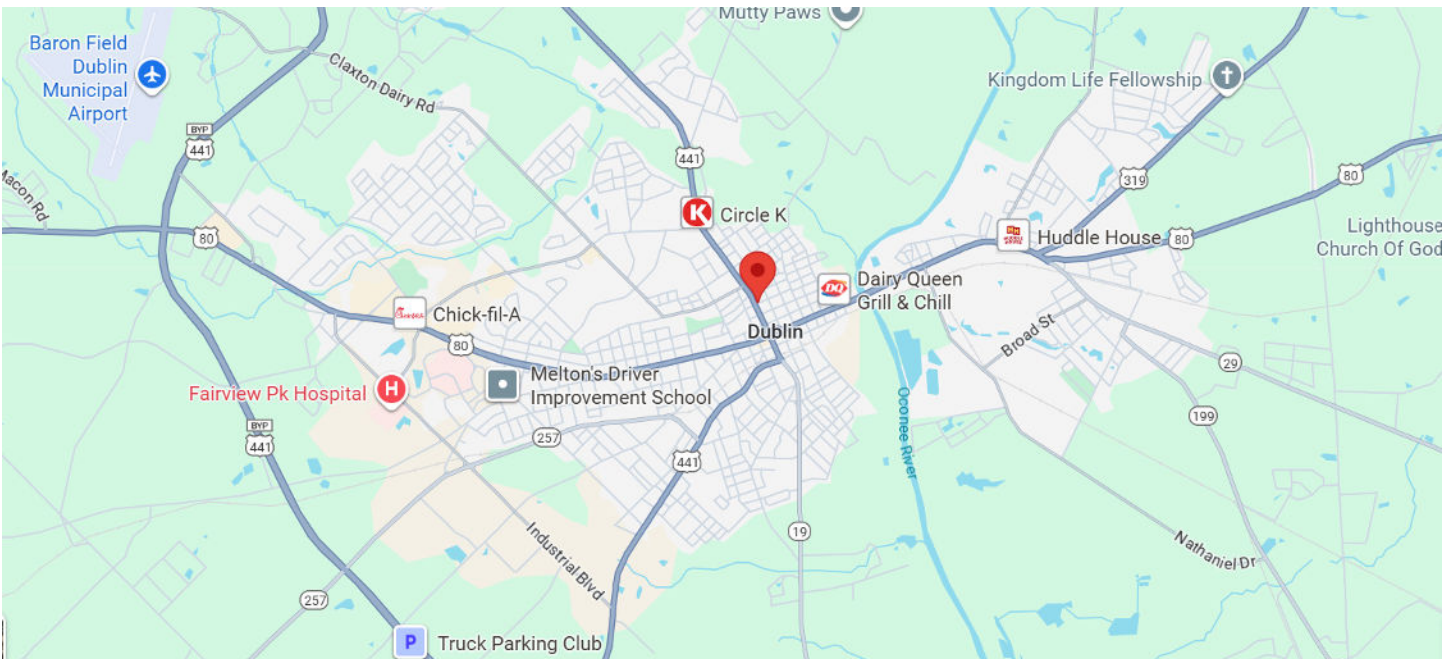
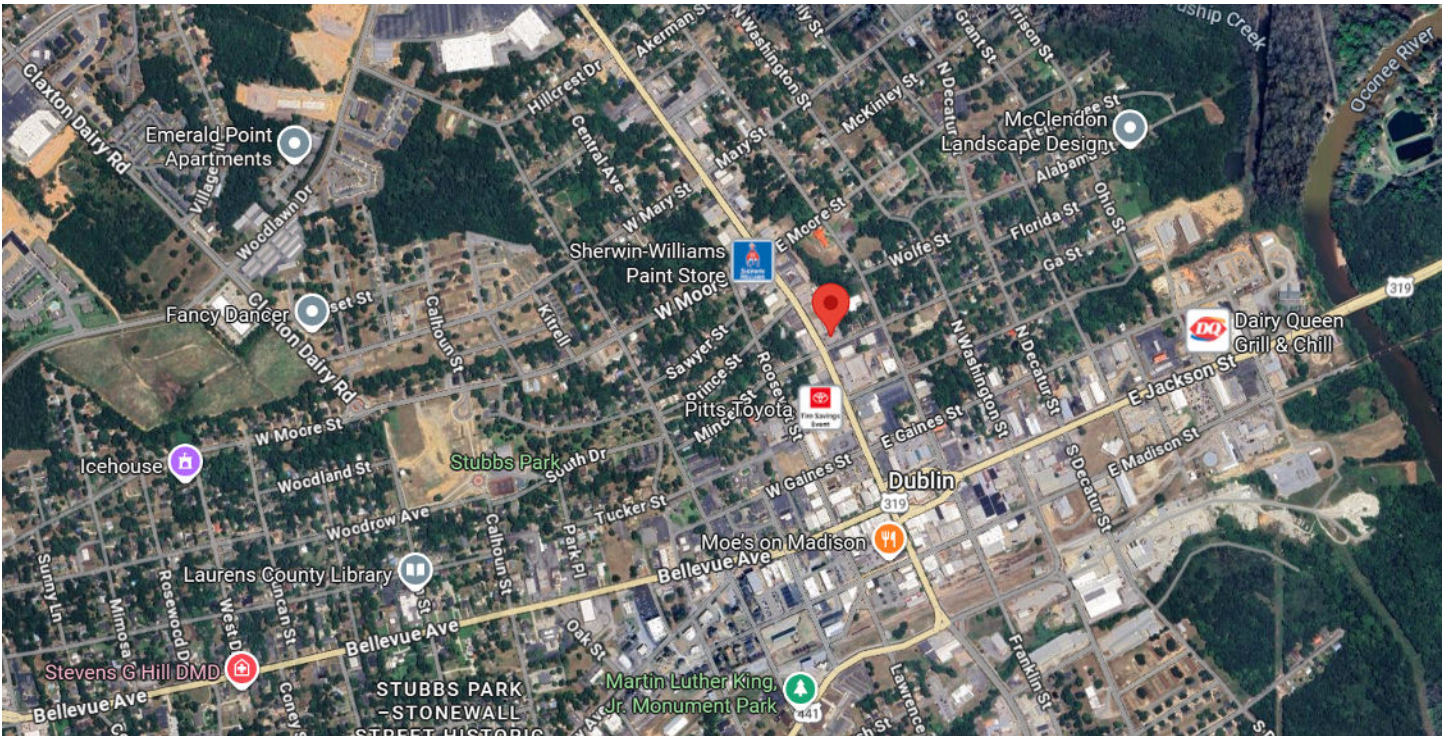
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5 MILE RADIUS

KEY FACTS

26,971

Population



Average
Household Size

39.7

Median Age

\$51,502

Median Household
Income

BUSINESS



1,531

Total Businesses



17,318

Total Employees

INCOME



\$51,502

Median Household
Income



\$28,997

Per Capita Income



\$78,937

Median Net Worth

EDUCATION

13%

No High
School
Diploma



39%

High School
Graduate



27%

Some College



21%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



White Collar

55%



Blue Collar

27%



Services

18%

5.2%

Unemployment
Rate

2025 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (17.0%)

The smallest group: \$150,000 - \$199,999 (4.2%)

Indicator ▲	Value	Diff	
<\$15,000	16.2%	+2.3%	
\$15,000 - \$24,999	10.8%	+0.3%	
\$25,000 - \$34,999	8.2%	+0.6%	
\$35,000 - \$49,999	13.8%	+0.2%	
\$50,000 - \$74,999	17.0%	0	
\$75,000 - \$99,999	10.1%	+0.5%	
\$100,000 - \$149,999	15.5%	-2.7%	
\$150,000 - \$199,999	4.2%	-1.2%	

Bars show deviation from

Laurens County



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