

# SALE

FORMER RESTAURANT / RETAIL



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

**401 N JEFFERSON ST**

DUBLIN, GA 31021

**SALE PRICE: \$219,000**



**CLAY MOORE**

SALES ASSOCIATE

[cmoore@cbcgeorgia.com](mailto:cmoore@cbcgeorgia.com)

Cell: (478) 508-8852

Office: (478) 746-8171

990 Riverside Drive

Macon GA 31201

The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 24GVKB\_CBC\_3/24

# SALE

401 N JEFFERSON ST  
DUBLIN, GA 31021

## OFFERING SUMMARY

Available SF: 1,689± SF Total

---

Traffic Count: ~13,200 Vehicles per Day

---

Lot Size: .32 Acres

---

Year Built: 1977

---

Parking: Asphalt / Paved -  
20 spaces

---

Zoning: C-3

---

Utilities: All public utilities service  
the site.

---

**CLAY MOORE**  
SALES ASSOCIATE  
cmoore@cbcgeorgia.com  
Cell: (478) 508-8852



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

# SALE

401 N JEFFERSON ST  
DUBLIN, GA 31021



## 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!

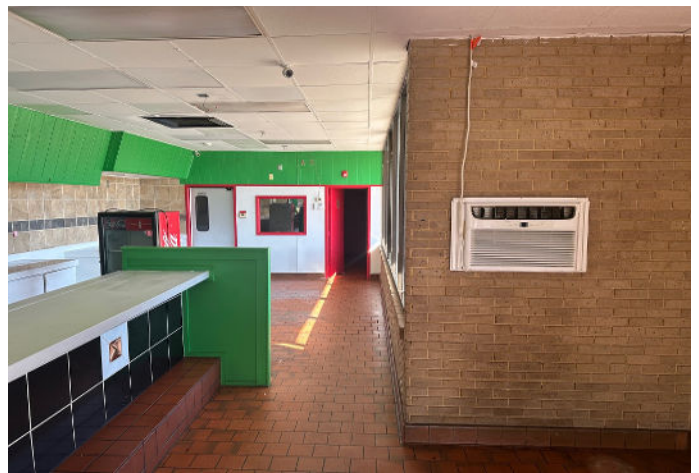
CLAY MOORE  
SALES ASSOCIATE  
cmoore@cbcgeorgia.com  
Cell: (478) 508-8852



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

# SALE

401 N JEFFERSON ST  
DUBLIN, GA 31021

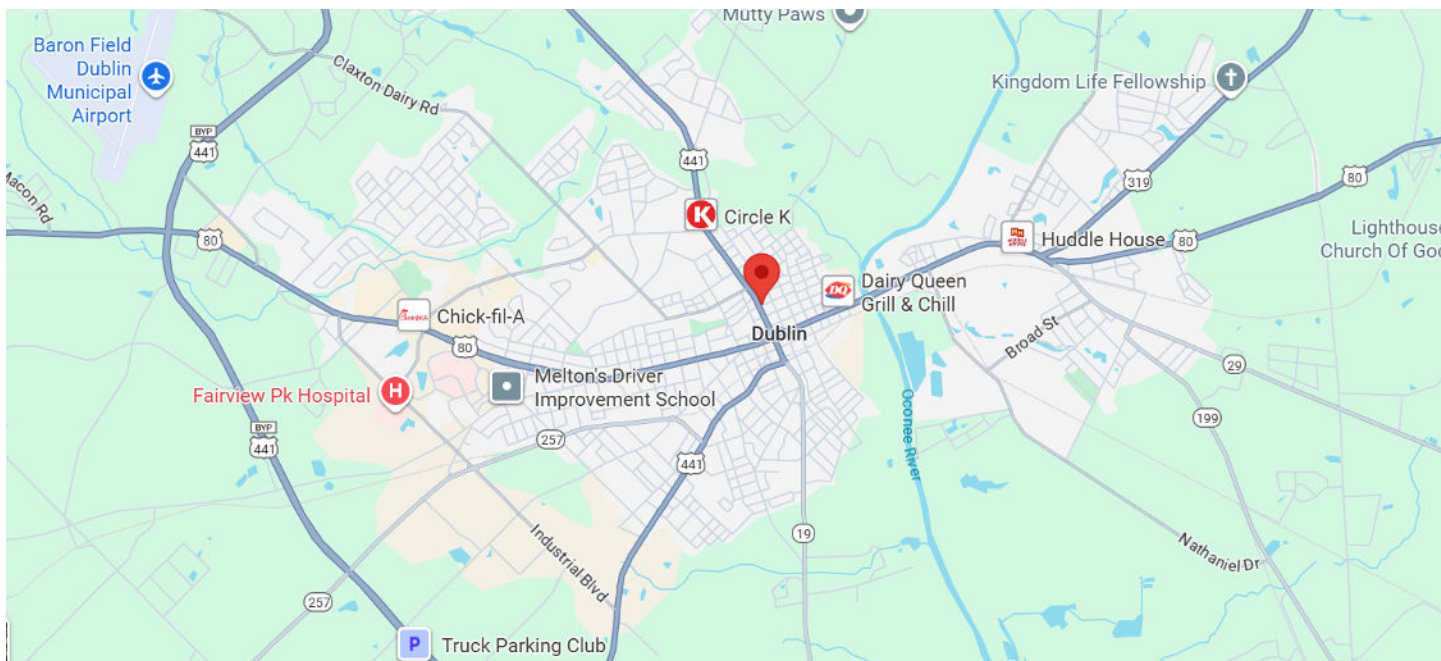
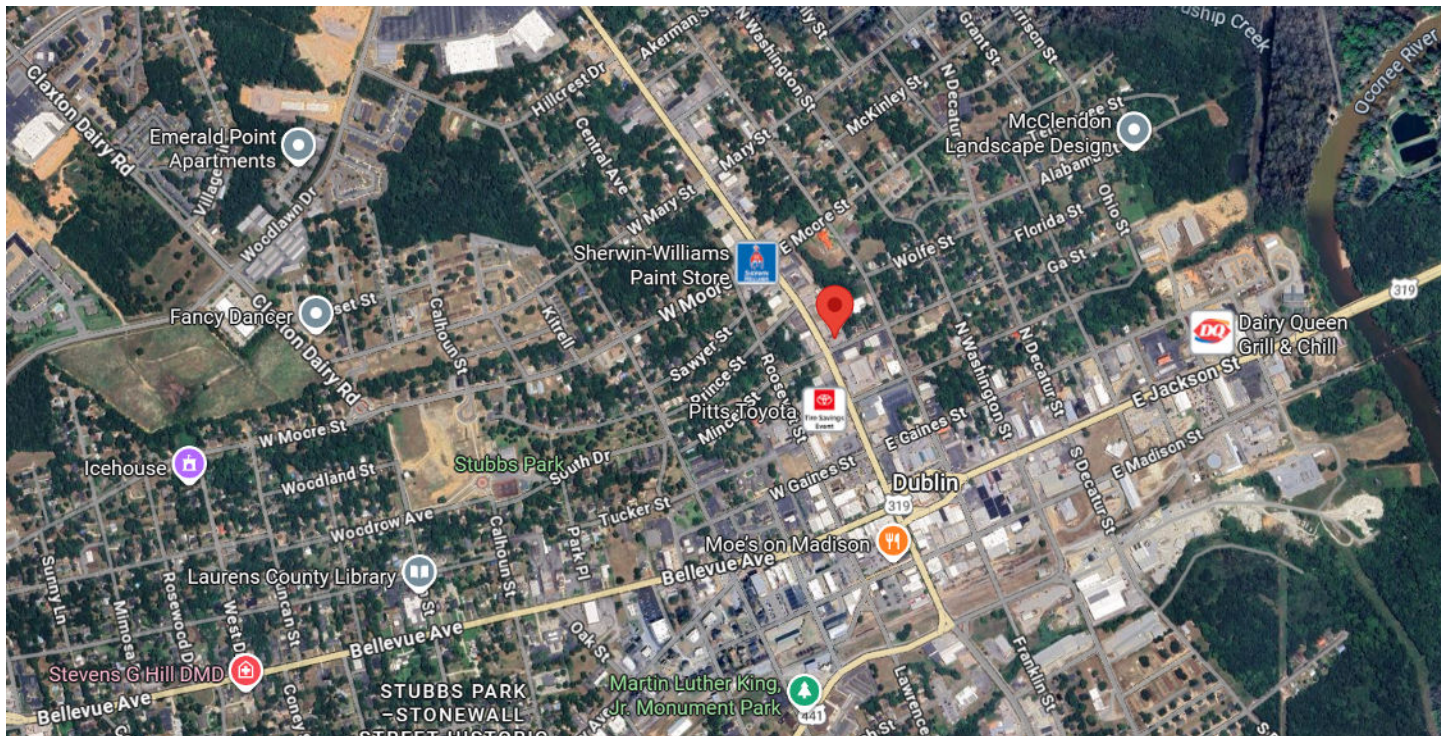


CLAY MOORE  
SALES ASSOCIATE  
cmoore@cbcgeorgia.com  
Cell: (478) 508-8852



# SALE

401 N JEFFERSON ST  
DUBLIN, GA 31021



CLAY MOORE  
SALES ASSOCIATE  
cmoore@cbcgeorgia.com  
Cell: (478) 508-8852



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

## 5 MILE RADIUS

### KEY FACTS

26,971

Population



Average Household Size



Median Age

\$51,502

Median Household Income

### EDUCATION



No High School Diploma



39%

High School Graduate



27%

Some College



21%

Bachelor's/Grad/Prof Degree

### BUSINESS



1,531

Total Businesses



17,318

Total Employees

### EMPLOYMENT



White Collar



Blue Collar



Services



Unemployment Rate

### INCOME



\$51,502

Median Household Income



\$28,997

Per Capita Income



\$78,937

Median Net Worth

### 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%	<div style="width: 16.2%;"></div>
\$15,000 - \$24,999	10.8%	+0.3%	<div style="width: 10.8%;"></div>
\$25,000 - \$34,999	8.2%	+0.6%	<div style="width: 8.2%;"></div>
\$35,000 - \$49,999	13.8%	+0.2%	<div style="width: 13.8%;"></div>
\$50,000 - \$74,999	17.0%	0	<div style="width: 17.0%;"></div>
\$75,000 - \$99,999	10.1%	+0.5%	<div style="width: 10.1%;"></div>
\$100,000 - \$149,999	15.5%	-2.7%	<div style="width: 15.5%;"></div>
\$150,000 - \$199,999	4.2%	-1.2%	<div style="width: 4.2%;"></div>

Bars show deviation from

Laurens County ▼

CLAY MOORE  
SALES ASSOCIATE  
cmoore@cbcgeorgia.com  
Cell: (478) 508-8852



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY