

PRIME RETAIL OPPORTUNITY

PROPOSED SITE

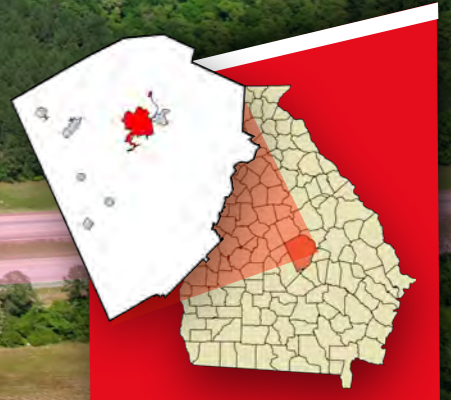
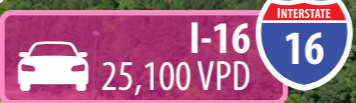
FOR SALE

±8.59 Acres

374,205 SQ FT

# SWC of US 441 and Firetower Road

Dublin, GA 31021



1505 Lakes Parkway,  
Suite 190  
Lawrenceville, GA 30043

Jeremy Yarbrough, CCIM  
Direct: 678-689-0395  
Mobile: 770-815-1153  
jYarbrough@abernathytimberlake.com

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## DUBLIN, GA

Dublin is a city in Laurens County, Georgia. As of 2019 the estimated population is 15,881. The city is located in the central part of the state along Interstate 16. Dublin is located halfway between Atlanta and Savannah with direct access to major highways, interstates, two international airports.

Dublin-Laurens County is the regional employment hub for 15 counties representing a total workforce of over 300,000 people. Within that labor shed, there are over 1,000 manufacturers benefiting from a deep pipeline of talent.

## CENTRAL RETAIL LOCATION WITH STRONG CUSTOMER BASE

- » Close proximity to Macon Georgia, the third largest city in Georgia, contains large shopping destinations, a major shopping center of gravity
- » Population of 62,322 within a five-mile radius, providing a large customer base in the surrounding area
- » 47,300 jobs in Laurens Co. - most within 10 miles of the property
- » Dublin serves as the economic hub of central southeast Georgia
- » Dublin named 21st top micropolitan in the US by Site Selection magazine
- » Burgeoning economy in part due to links to fastest growing seaport in US
- » Low unemployment - lowest among Ga 2nd tier metro areas

In Laurens County there are more jobs than places to live, e.g. there are 47,300 jobs in Laurens County/Dublin but only 32,100 live in Laurens County. So 15,200 employees commute to work from outside Laurens County/Dublin. The actual city limits of Dublin are only 4 miles by 4 miles - 90 % of the economic activity occurs within 10 miles.



**SQUARE FEET**  
37,205 SF



**LAND AREA**  
±8.59 ACRES



**ZONING**  
"C-3" - COMMERCIAL



**INTERSTATE TRAFFIC**



**HWY 441**

**15,400 VPD**



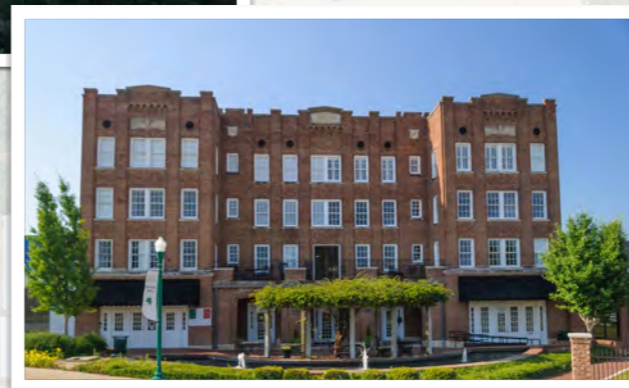
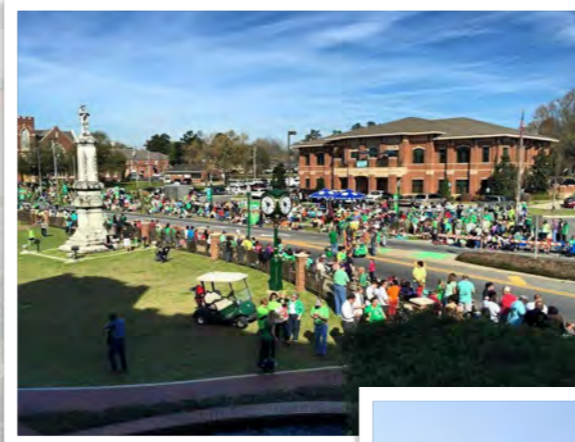
**US-441 BYP**

**7,140 VPD**



**I-16**

**25,100 VPD**



**CLOSE PROXIMITY TO INTERSTATE TRAFFIC**



**MAJOR STREET WITH TRAFFIC FLOW**



**GREAT VISIBILITY AND ACCESS**



**ACCESS TO SIGNALIZED INTERSECTION**



**BARRIERS TO ENTRY**



**COMMERCIAL CENTER OF GRAVITY**  
**10 HOTELS**



# DEMOGRAPHIC PROFILE

POPULATION	3 MILES	5 MILES	10 MILES
2023 Estimated Population	5,978	20,869	40,398
2028 Projected Population	5,881	20,795	40,733
Projected Annual Growth 2023 to 2028	-97 - 0.3%	-74	335 0.2%


HOUSHOLDS	3 MILES	5 MILES	10 MILES
2023 Estimated Households	2,311	8,370	15,992
Projected Households 2028	2,226	8,144	15,780

HOUSEHOLD INCOME	3 MILES	5 MILES	10 MILES
2023 Median Household Income	\$34,144	\$40,511	\$47,779

BUSINESS	3 MILES	5 MILES	10 MILES
2023 Estimated Total Businesses	441	1,612	2,140
2023 Estimated Total Employees	5,711	14,512	18,303


MAJOR EMPLOYERS IN LAURENS COUNTY	# OF EMPLOYEES
Carl Vinson VA Medical Center	1,575
Fairview Park Hospital	789
YKK AP	437
WestRock	292
Flexsteel Industries, Inc.	334
Farmers Home Furniture	291
Parker Aerospace, CSD	230
Best Buy, Inc.	215
Erdrich USA, Inc.	110
Polymer Logistics	85

10 Mile Radius



**\$47,779**

**MEDIAN HH INCOME**




**40,398**

**POPULATION**



**15,992**

**HOUSEHOLDS**



**2.2%**

**UNEMPLOYMENT RATE**



**31,454**

**LABOR FORCE**  
*georgia.gov*



# MARKET OVERVIEW

INTERSTATE 16 INTERSTATE TRAFFIC



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Suite 190  
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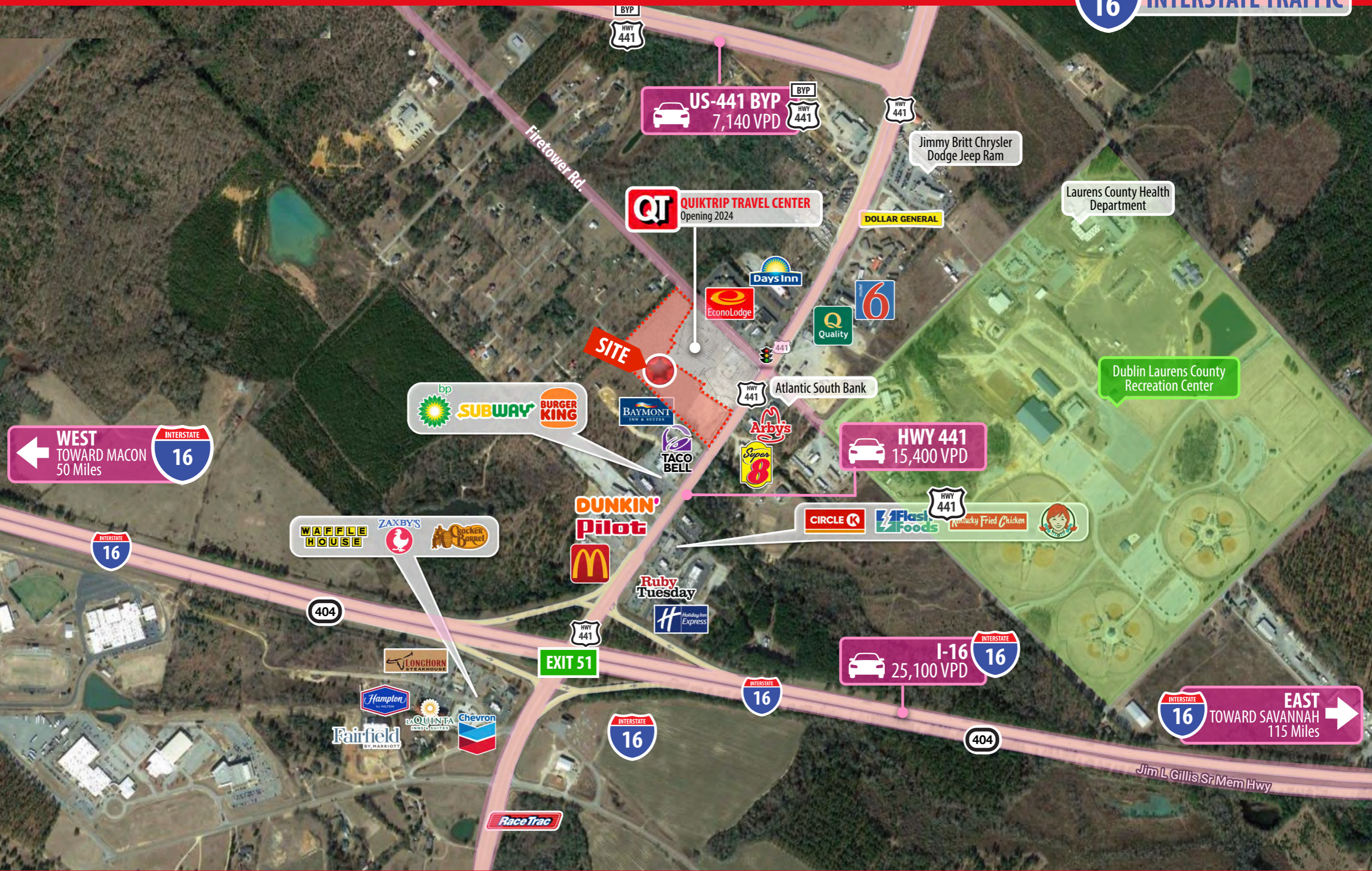
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INTERSTATE 16 INTERSTATE TRAFFIC

US-441 BYP 7,140 VPD

**AVAILABLE**  
±374,205 SQ. SF.  
Interstate Exit  
8.59 Acres



**QT QUIKTRIP TRAVEL CENTER**  
Opening 2024

**McDonald's**  
**DUNKIN'**

**BURGER KING**  
**bp**  
**SUBWAY**  
**TACO BELL**

**HWY 441**  
15,400 VPD

**Arbys**

**Super 8**

**Wendy's**

**Flash Foods**

**KFC**

**K**

**Holiday Inn Express**

**EconoLodge**

**Days Inn BY WYNDHAM**

**DOLLAR GENERAL**

**QUALITY INN**

**6**

Jimmy Britt Chrysler Dodge Jeep Ram

Atlantic South Bank



# MARKET OVERVIEW

INTERSTATE 16 INTERSTATE TRAFFIC



**AVAILABLE**  
±374,205 SQ. SF.  
Interstate Exit  
8.59 Acres

**SITE**

**BAYMONT**  
INN & SUITES

**QT** **QUIKTRIP TRAVEL CENTER**  
Opening 2024

**HWY 441**  
15,400 VPD

**EconoLodge**  
CHOICE

**Days Inn**  
BY WYNDHAM

**TACO BELL**

**bp**  
**SUBWAY**

**Super 8**

**Arby's**

Atlantic South Bank

**YARBROUGH**  
DEVELOPMENT

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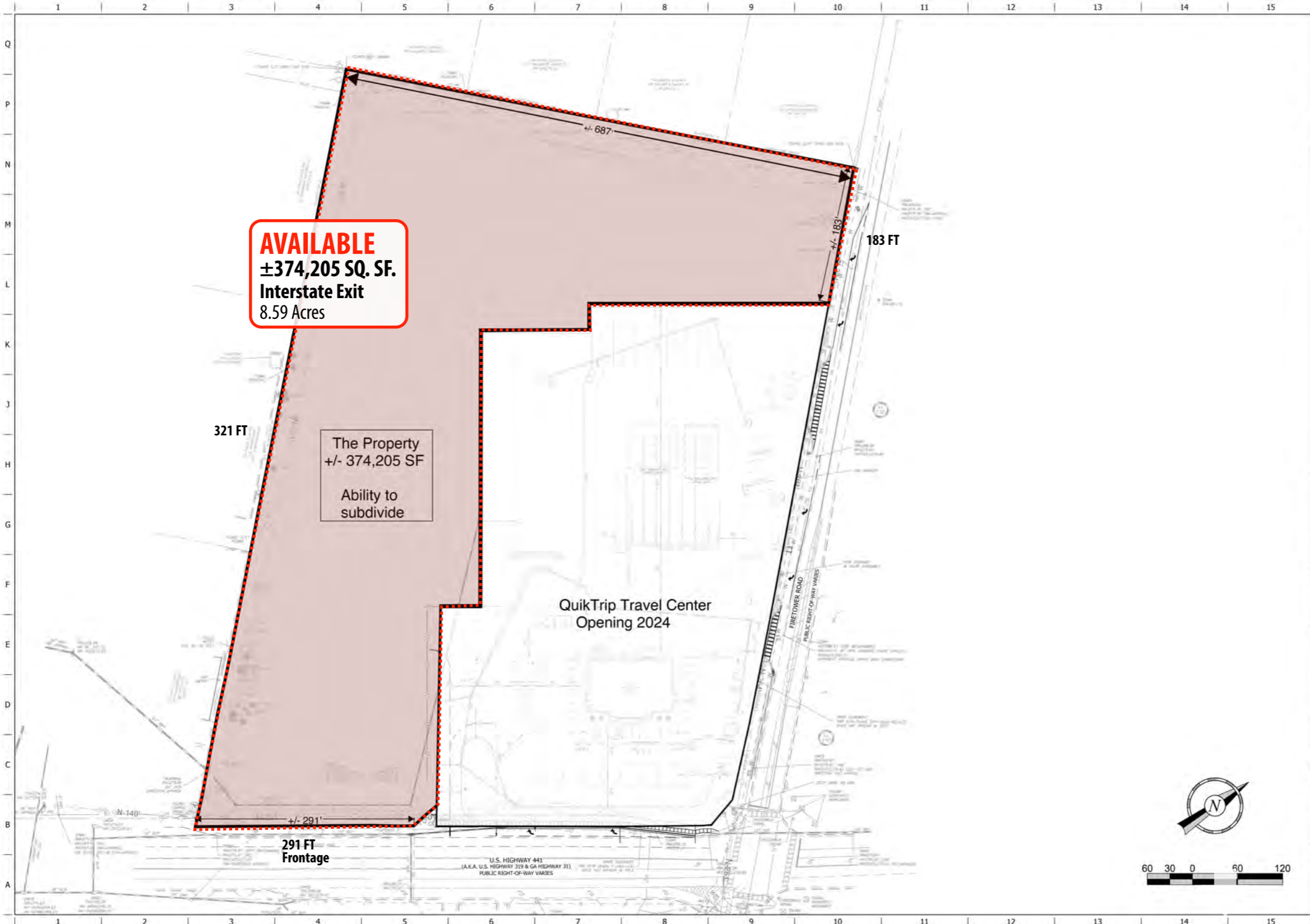
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# SITE PLAN



**AVAILABLE**  
**±374,205 SQ. SF.**  
**Interstate Exit**  
**8.59 Acres**

The Property  
 +/- 374,205 SF  
 Ability to subdivide

QuikTrip Travel Center  
 Opening 2024



PROJECT NO. 018529007



**QuikTrip No. 7075**  
 FIRETOWER RD & U.S. HWY 441  
 DUBLIN, GA 31021



PROTOTYPE: P-108  
 DIVISION: GEORGIA  
 VERSION: 001  
 DESIGNED BY: KHA  
 DRAWN BY: TCL  
 REVIEWED BY: DMZ

REV	DATE	DESCRIPTION
002	10/03/22	CITY OF DUBLIN RESUBMITTAL
001	7/27/22	GSWCC RESUBMITTAL

ORIGINAL ISSUE DATE: 03/23/2022

SHEET TITLE:  
 OVERALL SITE PLAN

SHEET NUMBER:  
**C100**



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**YARBROUGH**  
D E V E L O P M E N T

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