

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
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 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



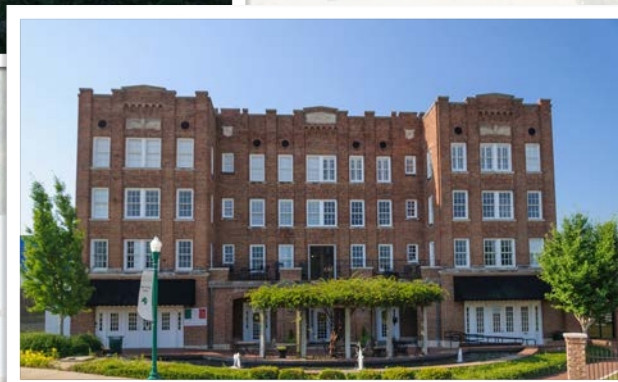
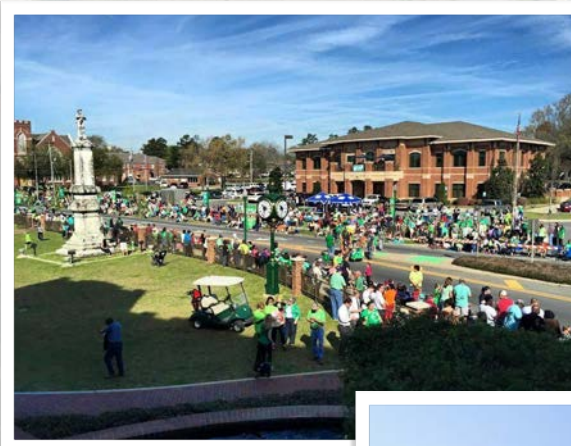
US-441 BYP

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



WEST TOWARD MACON
 50 Miles
INTERSTATE 16

Perry Ellis International's Distribution Center Office

YKK AP America, Inc

FAIRFIELD INN & SUITES
LA QUINTA INNS & SUITES
Hampton Inn
LONGHORN STEAKHOUSE

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

RESIDENTIAL

QT **QUIKTRIP TRAVEL CENTER**
 NOW OPEN

US-441 BYP
 7,140 VPD
BYP HWY 441

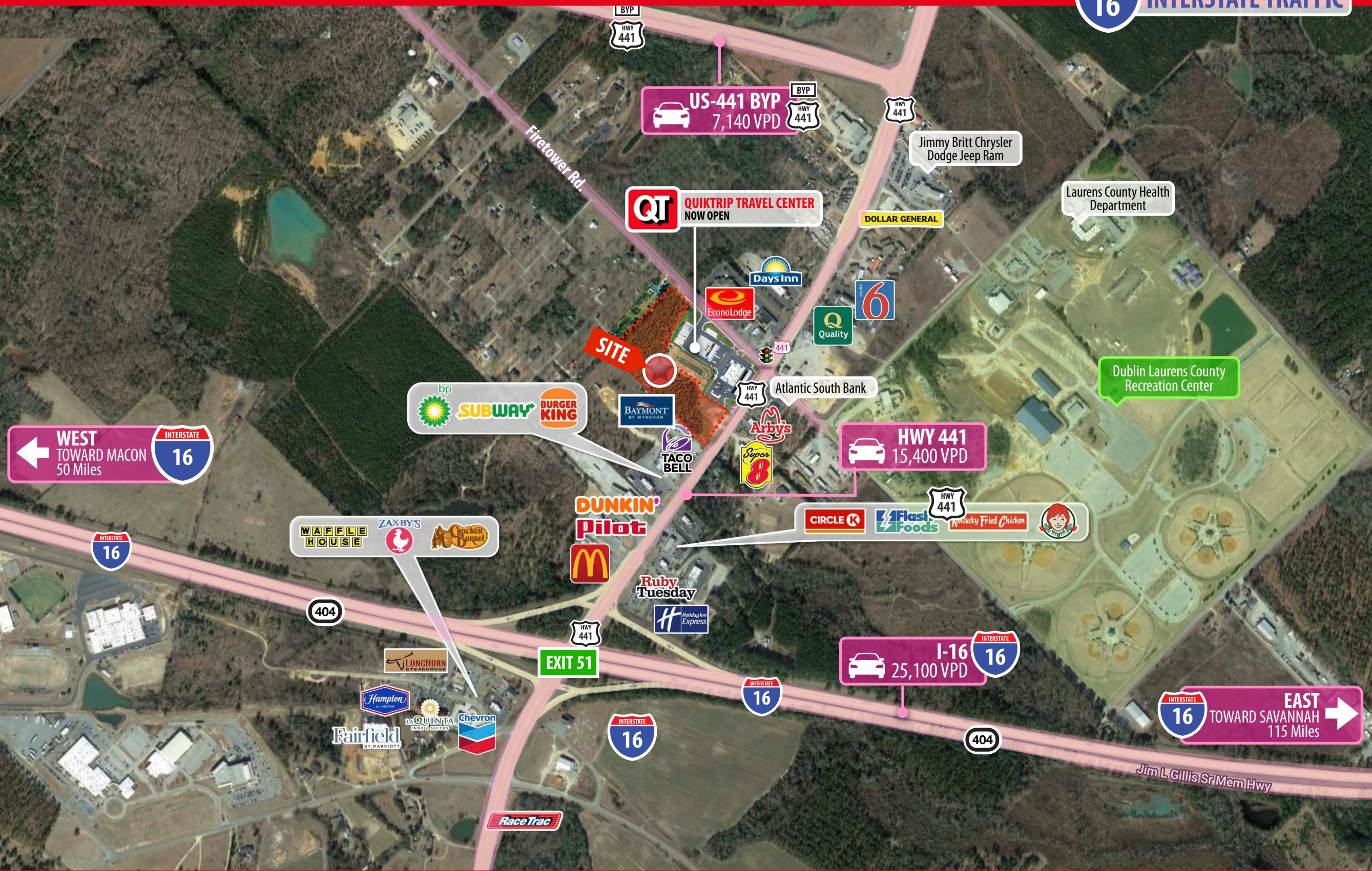
I-16
 25,100 VPD
INTERSTATE 16

HWY 441
 15,400 VPD
HWY 441

INTERSTATE 16
EAST TOWARD SAVANNAH
 115 Miles

MARKET OVERVIEW

INTERSTATE 16 INTERSTATE TRAFFIC



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MARKET OVERVIEW

INTERSTATE 16 INTERSTATE TRAFFIC



MARKET OVERVIEW

INTERSTATE 16 INTERSTATE TRAFFIC



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

RESIDENTIAL

SITE

BAYMONT
INN & SUITES

bp
SUBWAY
TACO BELL

QT
QUIKTRIP TRAVEL CENTER
NOW OPEN

EconoLodge
CHOICE

HWY 441

HWY 441
15,400 VPD

HWY 441

Atlantic South Bank



HWY 441

Days Inn
BY WYNDHAM

YARBROUGH
DEVELOPMENT

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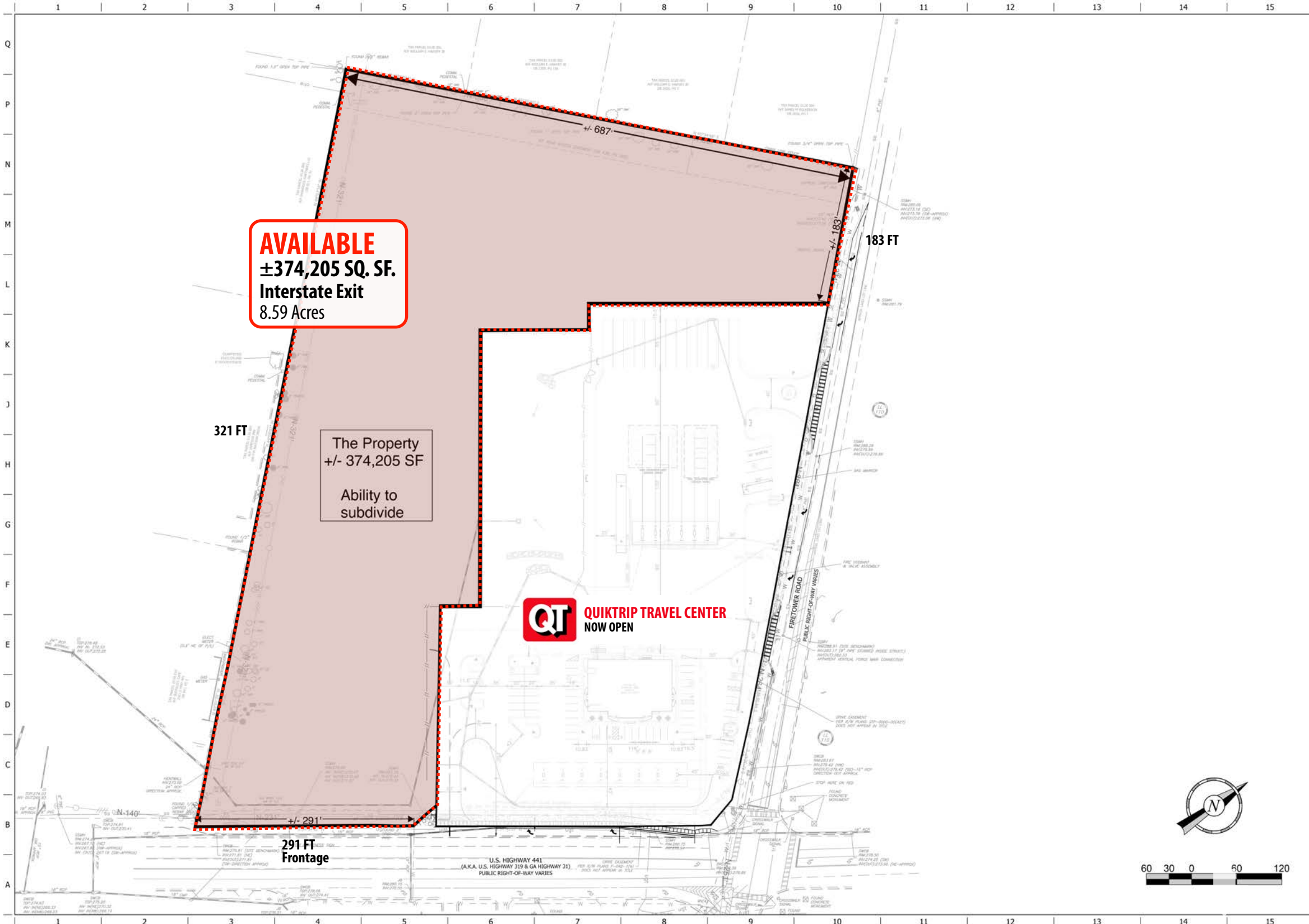
PRIME RETAIL OPPORTUNITY - FOR SALE

±8.59 Acres

P. 6

SWC of US 441 and Firetower Road Dublin, GA 31021

SITE PLAN



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

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

QT QUICKTRIP TRAVEL CENTER
 NOW OPEN



PROJECT NO.: 018529007

Kimley»Horn
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 WWW.KIMLEY-HORN.COM

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 DUBLIN, GA 31021



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

REV	DATE	DESCRIPTION
002	10/03/22	CITY OF DUBLIN RESUBMITTAL
001	1/27/22	GSWCC RESUBMITTAL

ORIGINAL ISSUE DATE: 03/23/2022

SHEET TITLE:
 OVERALL SITE PLAN

SHEET NUMBER:
C100



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D E V E L O P M E N T

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