

QUIKTRIP SURPLUS PROPERTY

SWC of US 441 &
Firetower Road
Dublin, GA

+/- 8.59 AC

Available

\$1.25 M

Price

For Leasing Information:

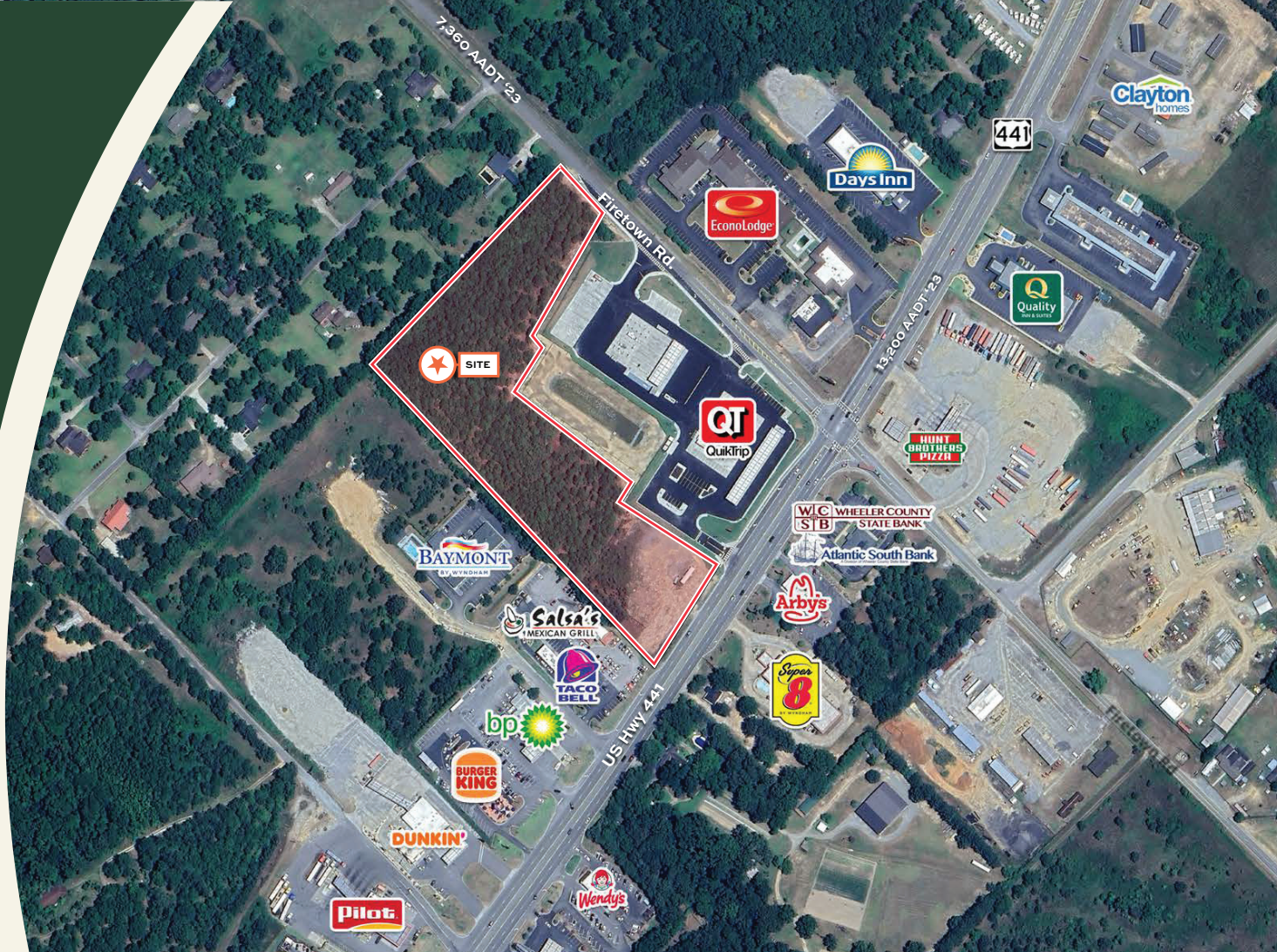
Lyndsy Yim, CCIM

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- +/- 8.59 acres located off I-16 in Dublin
- Gateway to Dublin on US 441
- Adjacent to recently opened QuikTrip Travel Center

- Approximately 291 ft of frontage on US 441
- Zoning C-3 commercial
- Ability to subdivide

QUIKTRIP SURPLUS PROPERTY

FOR SALE
ABILITY TO SUBDIVIDE



RETAILERS
NEARBY



DOLLAR GENERAL



Ruby
Tuesday

DUNKIN'

SWC of US 441 & Firetower Rd.

Dublin, GA 31021

BIRDS EYE AERIAL VIEWS





SWC of US 441 & Firetower Rd.
Dublin, GA 31021

MARKET AERIAL







SITE



QuikTrip



HWY 441
13,200



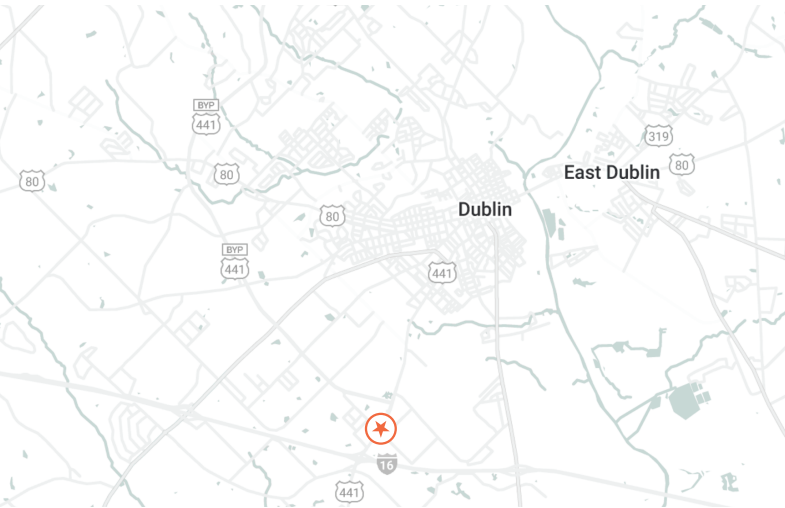
DEMOGRAPHIC PROFILE

POPULATION TRADE AREA	10 MILES	15 MILES	TRADE AREA
2024 Total Population	40,663	50,940	36,348
2029 Projected Population	40,993	51,225	36,694
Projected Annual Growth 2023 to 2028	0.16%	0.11%	0.19%
DAYTIME POPULATION			
2024 Daytime Population	44,090	51,035	41,010
Workers	17,907	18,829	17,631
Residents	26,183	32,206	23,379
INCOME			
2024 Est. Average Household Income	\$73,954	\$75,404	\$72,098
2024 Est. Median Household Income	\$51,015	\$51,781	\$50,146
HOUSEHOLDS & GROWTH			
2024 Total Households	15,953	19,584	14,232
2029 Projected Households	16,085	19,693	14,372
Projected Annual Growth 2023 to 2028	0.16%	0.11%	0.20%
RACE & ETHNICITY			
2024 Est. White	51.0%	55.1%	48.1%
2024 Est. Black or African American	42.0%	38.1%	44.8%
2024 Est. Hispanic	3.4%	3.3%	3.4%
2024 Est. Asian or Pacific Islander	1.3%	1.2%	1.4%
2024 Est. American Indian or Native Alaskan	0.2%	0.2%	0.2%
2024 Est. Other Races	0.0%	0.0%	0.0%

TRAFFIC COUNTS

HWY 441
1-16

13,200 AADT
26,100 AADT



- Dublin is strategically located by I-16, providing easy access to major cities like Macon and Savannah
- Dublin was incorporated in 1812, named after Dublin, Ireland, reflecting the heritage of its early settlers
- Dublin has an unemployment rate of 4.2%, which is lower than the national average of 6.0%
- The city is served by the Dublin City School District and the Laurens County School District, offering education from elementary through high school
- Dublin hosts an annual St. Patrick's Festival, celebrating its Irish heritage with various events and activities
- It is home to Theatre Dublin, which is a historic venue offering concerts, plays, and community events, as well as the Dublin- Laurens Museum, which showcases its history and culture
- The W. H. 'Bud' Barron Airport serves general aviation needs for the area
- Fairview Park Hospital is located in Dublin, providing a range of healthcare services to the community

