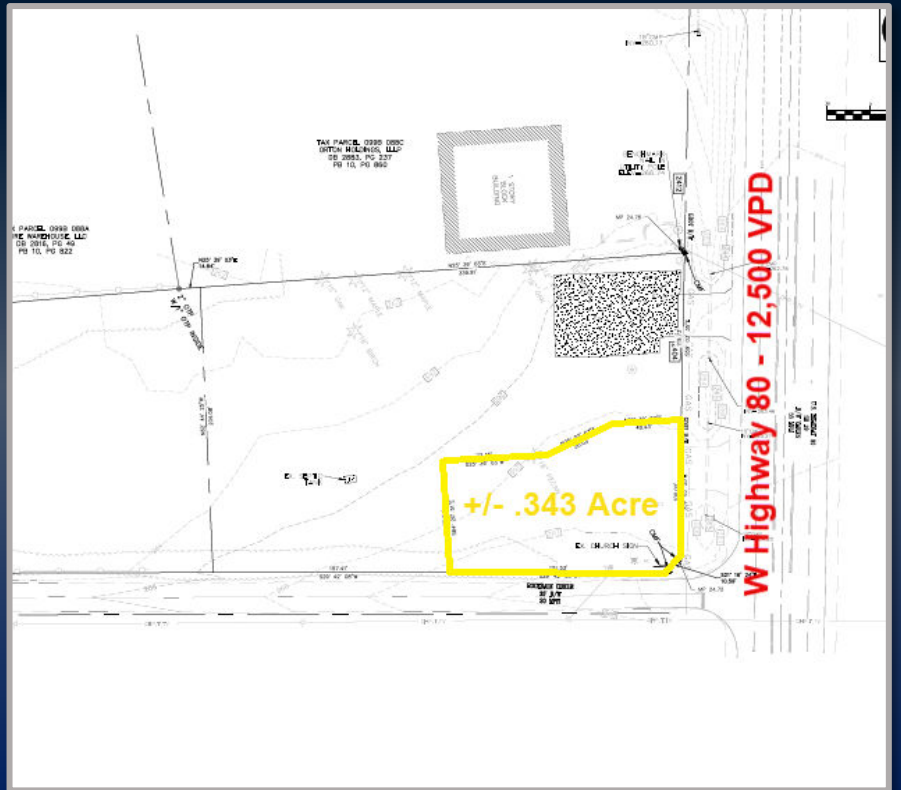


FOR SALE OR BUILD TO SUIT ± .343 ACRE

2404 W HIGHWAY 80
DUBLIN, GA 31021
LAURENS COUNTY

ASKING PRICE:
\$325,000



ALLIE BAILEY GRAMBLING C: 478.955-8333
AGRAMBLING@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210
O: 478.750.7507
WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- ± .343 Acre
- Zoned B-2:
(Highway-Oriented Business)
- Utilities Available
- Master Detention on site
- Ask agent about rear acreage
- Excellent location across from national retailers including Walmart, Tractor Supply, Taco Bell and more.



2404 W HIGHWAY 80
DUBLIN, GA 31021
LAURENS COUNTY



DEMOGRAPHIC/ TRAFFIC COUNTS

Traffic Counts:

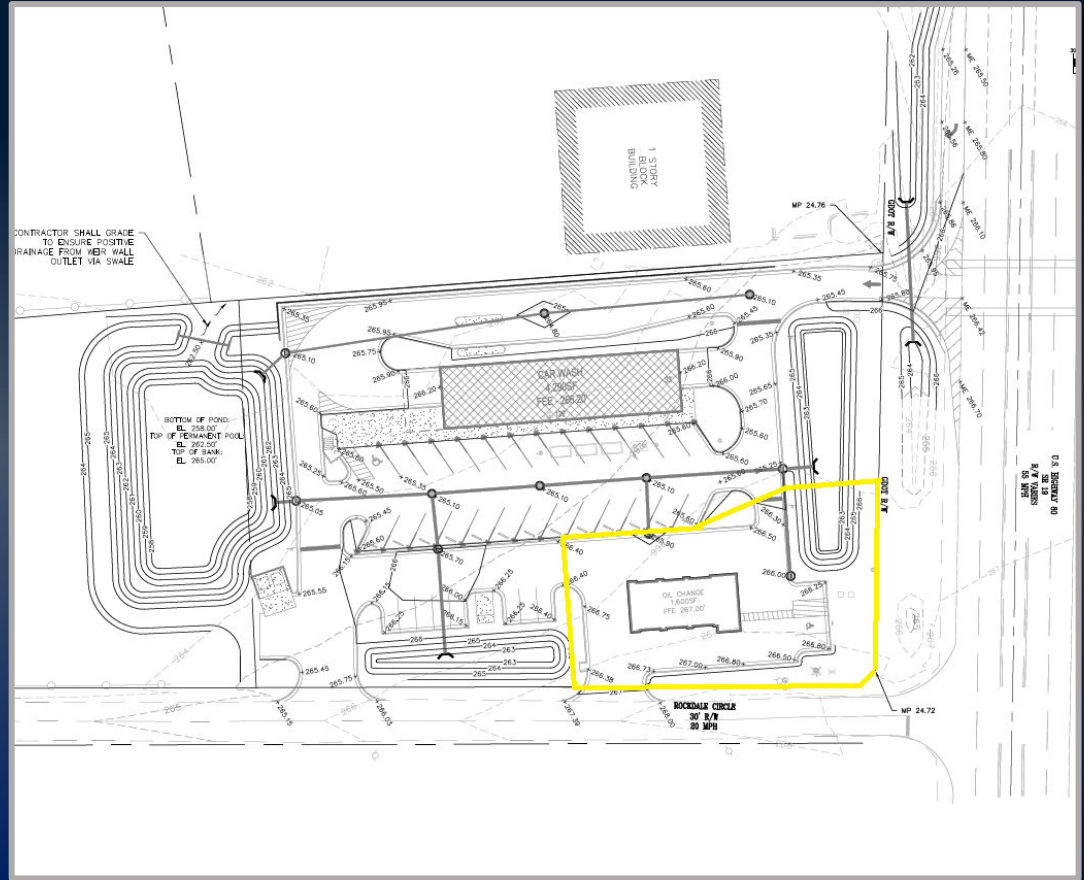
(GDOT 2023 Published Data estimate)

W Highway 80 – 12,500 vpd

Highway 441 Bypass – 5,560 vpd

Demographics

	<u>3 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
2024 Population:	9,966	24,490	38,578
2028 Population Estimate:	9,974	24,650	38,885
2024 Households:	3,994	9,695	15,169
2029 Households Estimate:	3,997	9,766	15,292
2024 Average HH Income:	\$106,177	\$90,877	\$88,813



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