



INVESTMENT OPPORTUNITY

1511 RICE AVENUE
DUBLIN, GA 31021
LAURENS COUNTY

±1,484 SF
±0.34 AC

SALES PRICE:
\$1,200,000



PAYTON HORTON C: 478.733.7132 | DEREK FOSTER C: 478.997.1024
PHORTON@THESUMMITGROUPMACON.COM | DFOSTER@THESUMMITGROUPMACON.COM
1120 BALL STREET, PERRY, GA 31069
O: 478.313.5213
WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- ±1,484 SF auto service building situated on ±.34 acre.
- 14-Year Term Remaining
- NOI: \$60,000
- Built: 2023
- Zoned: Commercial
- Located approximately 1.1 miles from Middle Georgia State University and Carl Vinson VA Medical Center.
- Traffic Count:
Rice Avenue – 12,500 VPD
- **Additional Strickland Brothers property in Dublin also available for purchase. Call agent for details.**



1511 RICE AVENUE
DUBLIN, GA 31021
LAURENS COUNTY



THE STRICKLAND BROTHERS

- Founded in 2016 by Justin Strickland, an oil change technician with a dream and \$35,000 lent by his paw-paw, Strickland Brothers began as a full-service gas station focused on old-fashioned customer care. Named after his sons, Tate and Beckett, it grew into Strickland Brothers 10 Minute Oil Change. Today, we are the only national chain still led by its founder, committed to putting customers first.
- *"Our secret sauce is simple – prioritizing the customer," says Justin Strickland. "We've built something incredibly special by focusing on innovation and reinvesting in our business to deliver the best possible experience."*
- From providing employment to three new people a day for three years straight to fundraising for local initiatives like DonorsChoose and Levine Brenner Children's Hospital, Strickland Brothers maintains family and community as a central value by placing great importance on making impact at the local level.

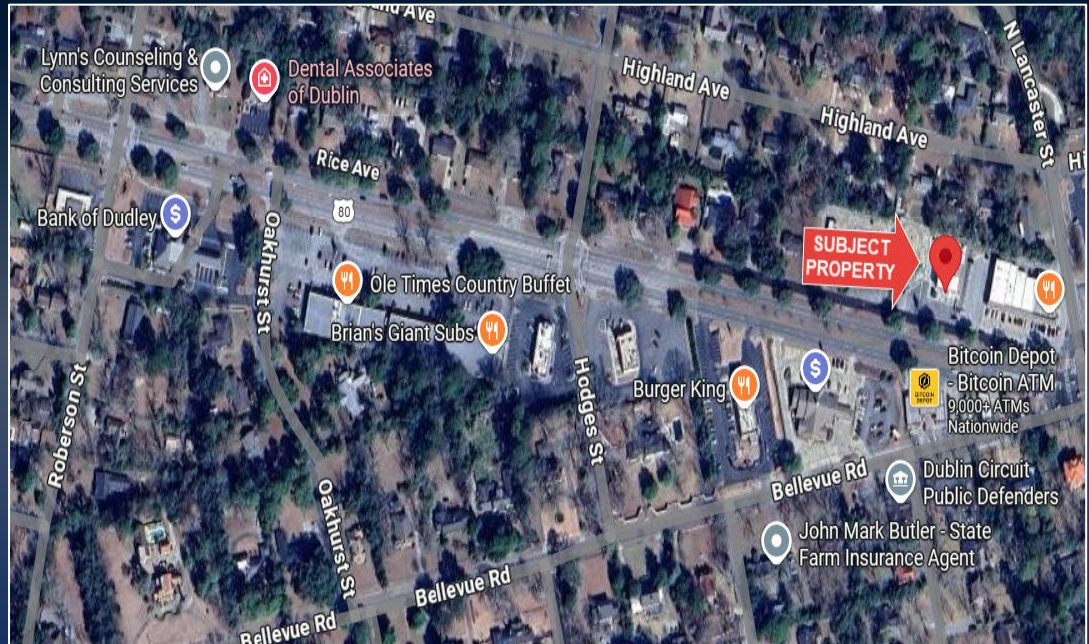
1511 RICE AVENUE
DUBLIN, GA 31021
LAURENS COUNTY



MAP

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>
Population 2019:	5,137	19,582
Population Estimate 2025:	5,205	19,796
Household 2019:	2,164	7,714
Household estimate 2025:	2,188	7,759
Average HH Income 2019:	\$67,638	\$71,782
Average HH Income 2025:	\$73,879	\$77,832



The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

