

EXPRESS CAR WASH



**Multiple
Parcels**

1513 RICE AVENUE

DUBLIN, GA

- Express Car Wash on Main Travel Corridor Through Dublin.
- 2024 GDOT Traffic Count on Veterans Blvd. was 12,100 vpd.
- 3 Commercial Lots and 1 Single-Family Residential Home Included.
- Express Wash Renovated in 2022.
- Express Wash Includes Office Space and Restrooms
- ICS Pay Station with License Plate Recognition and Sonny's Equipment for Wash Bay, Separate Vehicle Vacuum Bay.

ALSO FOR LEASE

\$9,500/mo Gross

OFFERED AT

\$1,590,000



CURRY REAL ESTATE

1825 VETERANS BLVD. - DUBLIN, GA 31021

478-272-2335

WILL@CURRYCOMPANIES.COM

1513 Rice Ave. - Dublin, GA



Pictures

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TRACT NUMBER ONE (Map D10D, Parcel 142)

All that tract or parcel of land situate, lying and being in the City of Dublin, Laurens County, Georgia, and being Lot 8 in Block "C" of the Martin Subdivision, and being more particularly shown on a certain plat of survey prepared by W.L. Garrard, Registered Surveyor, dated April 8, 1946, and recorded in Plat Book 2, page 7, in the Office of the Clerk of the Superior Court of Laurens County, Georgia, which plat and record thereof are incorporated herein, by reference, and made a part of this description.

TRACT NUMBER TWO (Map D10C, Parcel 174)

All that tract or parcel of land situate, lying and being in the City of Dublin, Laurens County, Georgia, and being Lot 9 in Block "C" of the Martin Subdivision, and being more particularly shown on a certain plat of survey prepared by W.L. Garrard, Registered Surveyor, dated April 8, 1946, and recorded in Plat Book 2, page 7, in the Office of the Clerk of the Superior Court of Laurens County, Georgia, which plat and record thereof are incorporated herein, by reference, and made a part of this description.

TRACT NUMBER THREE (Map D10C, Parcel 173)

All that tract or parcel of land situate, lying and being in the City of Dublin, Laurens County, Georgia, and being Lot 10 in Block "C" of the Martin Subdivision, and being more particularly shown on a certain plat of survey prepared by W.L. Garrard, Registered Surveyor, dated April 8, 1946, and recorded in Plat Book 2, page 7, in the Office of the Clerk of the Superior Court of Laurens County, Georgia, which plat and record thereof are incorporated herein, by reference, and made a part of this description.

TRACT NUMBER FOUR (Map D10D, Parcel 144)

All that tract or parcel of land situate, lying and being in the City of Dublin, Laurens County, Georgia, and being Lot 20 in Block "C" of the Martin Subdivision, and being more particularly shown on a certain plat of survey prepared by W.L. Garrard, Registered Surveyor, dated April 8, 1946, and recorded in Plat Book 2, page 7, in the Office of the Clerk of the Superior Court of Laurens County, Georgia, which plat and record thereof are incorporated herein, by reference, and made a part of this description.

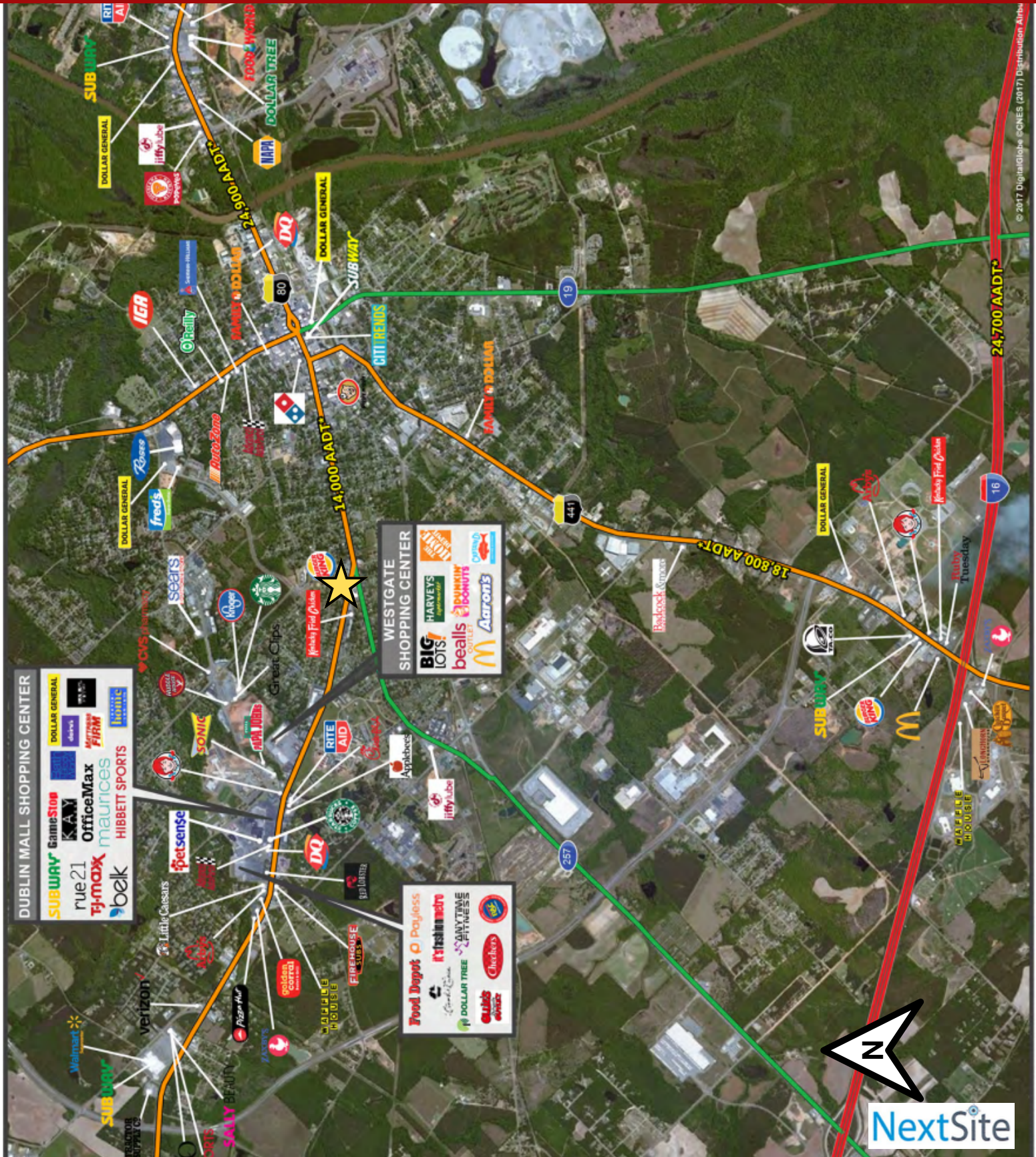
Legal Description

1513 Rice Ave. - Dublin, GA



Property Map

Dublin Major Retail Map



National Retail & Restaurant Options

1513 Rice Ave. Dublin, Georgia



IN THE NEWS:

- Sun Element Leases 200,000SF Dublin Building to Manufacture Solar Panels.
- Gov. Kemp Announces Auto Parts Supplier Hwashin to Invest \$176M & Bring 460 Jobs to Dublin.
 - Gov. Kemp Announces Woory to Open EV Parts Manufacturing & RD Facility in Laurens County.
- FH Packaging Acquires Former Case-New Holland Industrial Site.
 - Saint-Gobain Adfors Welcomed to Dublin, to Employ 400+.
 - Hwy 257 Rail Served Property Certified as “Georgia Ready for Accelerated Development” (GRAD) Site.
 - Ground Breaking Held for Custom Structures, Inc.
- Best Buy Invests \$19 Million in Laurens County Distribution Facility.



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