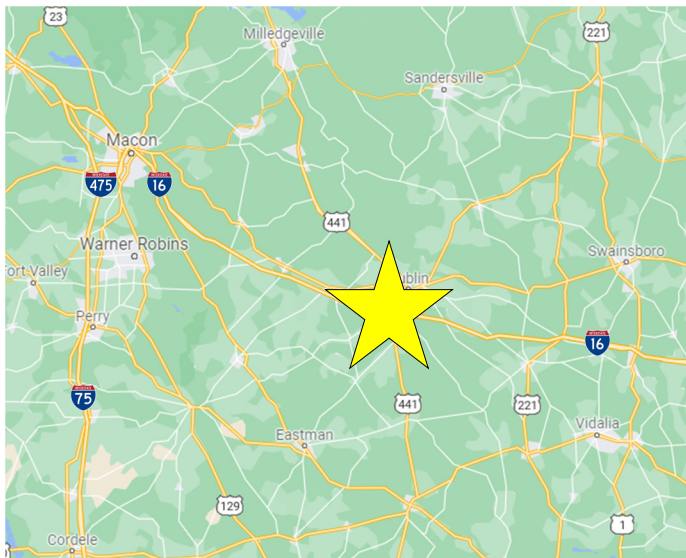


AVAILABLE: 1.21 & 2.83 AC OUTPARCELS

640 New Pinehill Road | Dublin, GA 31021 | LAURENS COUNTY

BTS or GROUND LEASE



TRAFFIC COUNTS

21,503 VPD – US Highway 441
24,712 VPD – Interstate 16

PROPERTY INFORMATION

BUILD-TO-SUIT or GROUND LEASE: 1.21 Acre & 2.83+/- Outparcels located off Exit 51 on I-16 in Dublin, Georgia.

Fantastic interstate play with Combined Traffic Counts of 46,215 VPD at I-16 and US Highway 441.

Lots of growth along this corridor including a new RaceTrac (new construction), Fairfield Inn (now open), and Hampton Inn (now open) & pending CHICK-FIL-A ground lease!

Property is within walking distance from West Laurens Middle School (1,008 students) and Oconee Fall Line Technical College (2,400 students, 95 staff).

Total Population:

Total Households:

Avg HH Income:

3-Mile	5-Mile	10-Mile
3,218	19,061	38,271
1,187	7,399	14,680
\$56,659	\$56,738	\$60,386

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.



