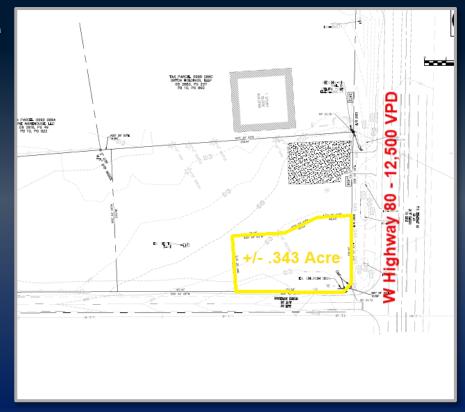


## FOR SALE OR BUILD TO SUIT ± .343 ACRE

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** 

3 Mile 5 Miles 10 Miles 2024 Population: 9,966 24,490 38,578

2028 Population Estimate:

9,974 24,650 38,885

2024 Households:

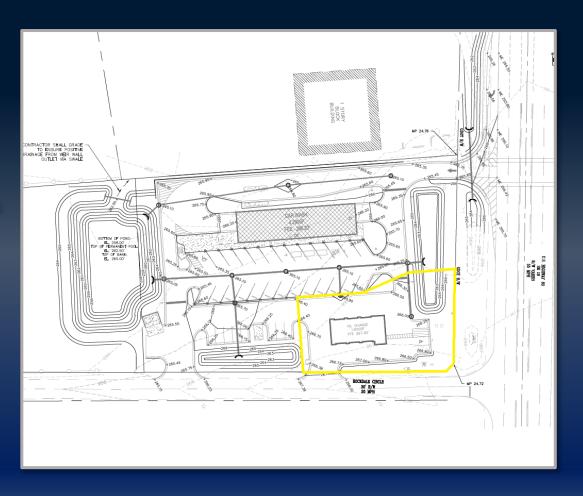
3,994 9,695 15,169

2029 Households Estimate:

3,997 9,766 15,292

2024 Average HH Income:

\$106,177 \$90,877 \$88,813



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