

SUMMARY

AREA OVERVIEW

SITE PLAN

DEMOGRAPHICS

PROPERTY PHOTOS

LEASING AND DEVELOPMENT OPPORTUNITIES

PROPOSED SPACE AVAILABLE

Pad-Ready Outparcels

Build-to-suit up to 5,000 SF

Outparcels 5-8

Build-to-Suit; Drive Thru Options

Inline Leases

Build-to-Suit; 850sf - 34,377sf

PROPERTY HIGHLIGHTS

- Excellent visibility and exposure
- Outparcel Opportunities with Hard Corner locations
- Build-to-Suit; Drive Thru Options
- Signalized Intersection
- Large Trade Area (20-30 miles)

PROPERTY OVERVIEW

Located in the “Heart of Georgia,” The Dublin Mall is perfectly situated at the signalized intersection of Veterans Boulevard, Hillcrest Boulevard, and Mall Road providing excellent visibility and high volume of daily traffic. This property offers a variety of space available from 850 square feet up to 34, 377 square feet of leasing space. Dublin Mall also includes potential outparcel opportunities. Serving over nine surrounding communities and anchored by national tenants such as T.J.Maxx and Belk, Dublin Mall is the market’s premier retail destination.



SUMMARY

Dublin, located in Laurens County with a population of 47,404 is located on Interstate 16 between Savannah and Macon and serves as the county seat for Laurens County. In 2000, Dublin was recognized as one of the ten best managed and most livable cities in Georgia when evaluated on areas like public safety, cultural activities, fiscal management, and downtown viability by the Georgia Municipal Association and Georgia Trend magazine. Dublin has campuses for Georgia Military College, Oconee Fall Line Technical College and Middle Georgia State University.

The true trade for the Dublin Mall is larger than traditional property trade areas due to the location. The Mall is pulling in a large population up to 20 to 30 miles from the property. Dublin Mall's true trade area has a population of 311,128, 113,269 households, and an average income of \$55,742.78.

The Dublin Mall is in the center of Dublin, GA making it the idea location for retail and office development.

**all data was collected from Placer.AI.*

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- AVAILABLE
- LEASED
- PROPOSED/LOI IN WORKS



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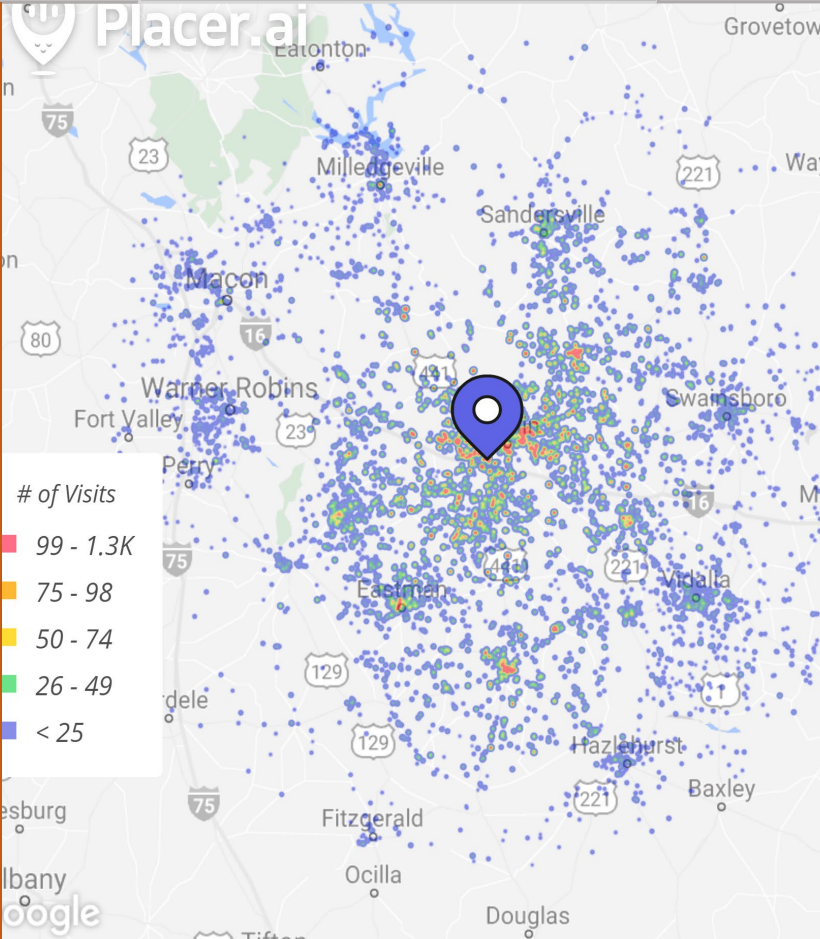
SITE PLAN

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PROPERTY PHOTOS

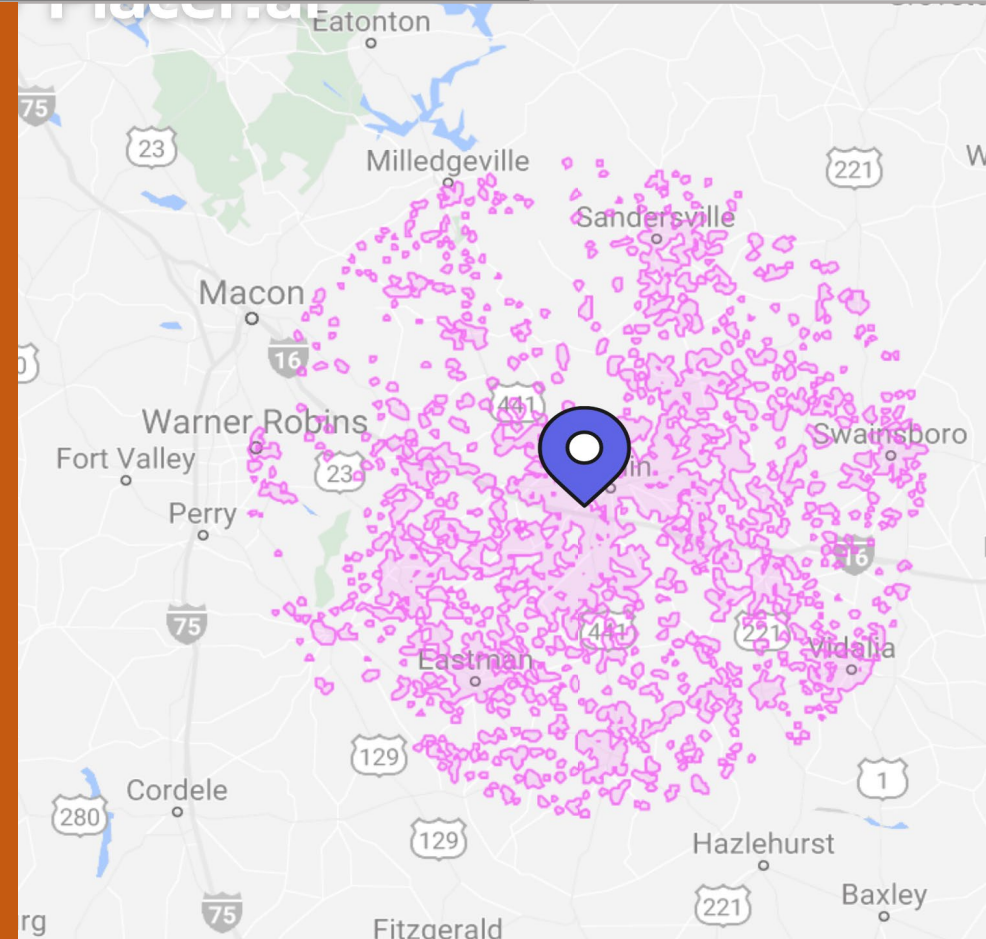
**Dublin Mall
Overall Rankings**

- Ranked 5,732nd Out Of 31,536 Shopping Centers in the United States (Top 82%)
- Ranked 201st Out Of 1,304 Shopping Centers in Georgia (Top 85%)
- Ranked 2nd Out Of 7 Shopping Centers Within 30 miles (Top 79%)



**Dublin Mall
True Trade Area**

- Population: 311,128
- Households: 113,269
- Average Household Income: \$55,742.78



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