

AVAILABLE

**The
TEMPLES
Company**

(912) 538-7000

KFC - Dublin, GA

2182 S. HWY US 441

Dublin, GA 31021

(Latitude, Longitude)

(32.488732, -82.934519)



AVAILABLE:

2,182 SF on 0.65 Acres

For Lease: \$46.50 per SF: "as is" plus \$5.55 per SF taxes and insurance (\$8,455.25 + \$1,009.18 = \$9,464.43 per month)

For Sale: \$1,100,000.00

- Located US 441 and I-16
- Traffic Count on I-16 = 26,900
- Traffic Count on US 441 = 13,300
- Free Standing, Drive Thru Window

DEMOGRAPHICS:

| | 5 miles | 10 miles | 20 miles |
|------------------------|----------|----------|----------|
| 2025 Population: | 13,573 | 35,871 | 46,897 |
| 2025 Households: | 5,370 | 13,883 | 18,090 |
| 2025 Median HH Income: | \$69,133 | \$55,671 | \$56,349 |



***Please contact our office for
additional information.***

The Temples Company

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www.thetemplescompany.com

* This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee or representation about the information. It is your responsibility to independently confirm its accuracy and completeness. 7NOV2025