



# DUBLIN SHOPPING CENTER

## LOCATION

2103 VETERANS BLVD.,  
DUBLIN, GA, 31021

## YEAR BUILT

1991

## SIZE

232,465 sq.ft.

## PROPERTY HIGHLIGHTS

- Dublin Shopping Center has a regional trade area with a high number of visits coming from as far as 50 Miles away
- The property sees 1.9M annual visits and is the #1 most visited shopping center in a 30-Mile Radius
- Dublin Shopping Center is the heart of the major retail pocket, with over 61% of the total retail space in all of Dublin located in this corridor
- Adjacent to the Walmart Supercenter, Kroger, Home Depot and Dublin Mall (Kroger and Walmart are the only two other Grocers in this market)
- Dublin Shopping Center comprises 11% of the total retail space in all of Dublin

## DEMOGRAPHICS

	5 MILE	7 MILE	10 MILE
2025 Est. Population	26,383	31,898	40,025
2030 Proj. Population	26,641	32,239	40,399
2025 Est. Households	10,245	12,324	15,423
2030 Proj. Households	10,289	12,382	15,468
2025 Est. Median HH Income	\$52,494	\$55,631	\$55,975
2030 Proj. Median HH Income	\$60,137	\$62,179	\$62,487
2025 Est. Average HH Income	\$76,343	\$76,687	\$77,600
2030 Proj. Average HH Income	\$82,765	\$82,961	\$83,962



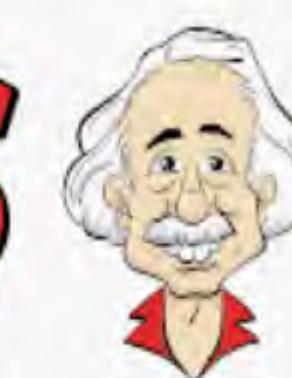
## NOTABLE TENANTS

**Food Depot**



**DOLLAR TREE**

**OLLIE'S**  
"GOOD STUFF CHEAP"



**GOLDEN TICKET**  
CINEMAS

**HOBBY LOBBY**

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# DUBLIN SHOPPING CENTER

## SITE PLAN

2103 Veterans Blvd.  
Dublin, GA, 31021



### LIST OF TENANTS

Suites	Tenants	Sq. Ft.	Suites	Tenants	Sq. Ft.	Suites	Tenants	Sq. Ft.	Suites	Tenants	Sq. Ft.
01	Hobby Lobby	54,447	03	Vacant	10,626	10	Cricket Wireless	900	19-21	VA Outpatient Pharmacy	6,462
01A	Dollar Tree	9,000	04-05	Jack Nail Bar (Opening Soon)	2,800	11	Grab 'N' Go	2,440	22	Rent-A-Center	2,730
ST1	Vacant	12,765	06	Republic Finance	1,750	15	Vacant	2,131	23	The Beauty	6,000
01C	Ollie's Bargain Outlet	33,465	07	Kobe Japanese	1,762	16	Vacant	1,400	24	Golden Ticket Cinema	20,734
02	Food Depot	58,153	09	Tobacco and Vape Store	2,100	17-18	Tasty Wings & Seafood	2,800			



## DUBLIN SHOPPING CENTER





CITITRENDS



WELLS FARGO BANK

DUN CAN



1.7 M VISITS/YR



T.J.maxx



DISTRIBUTION CENTER



EST 1812

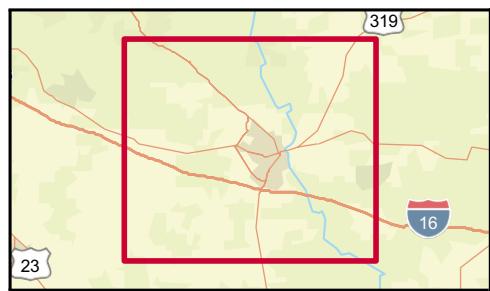
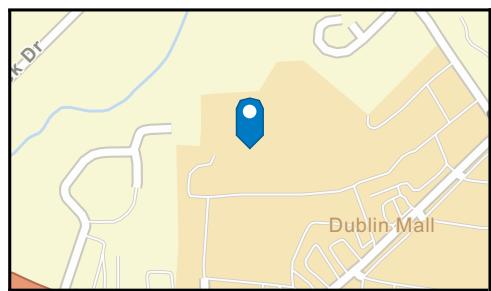
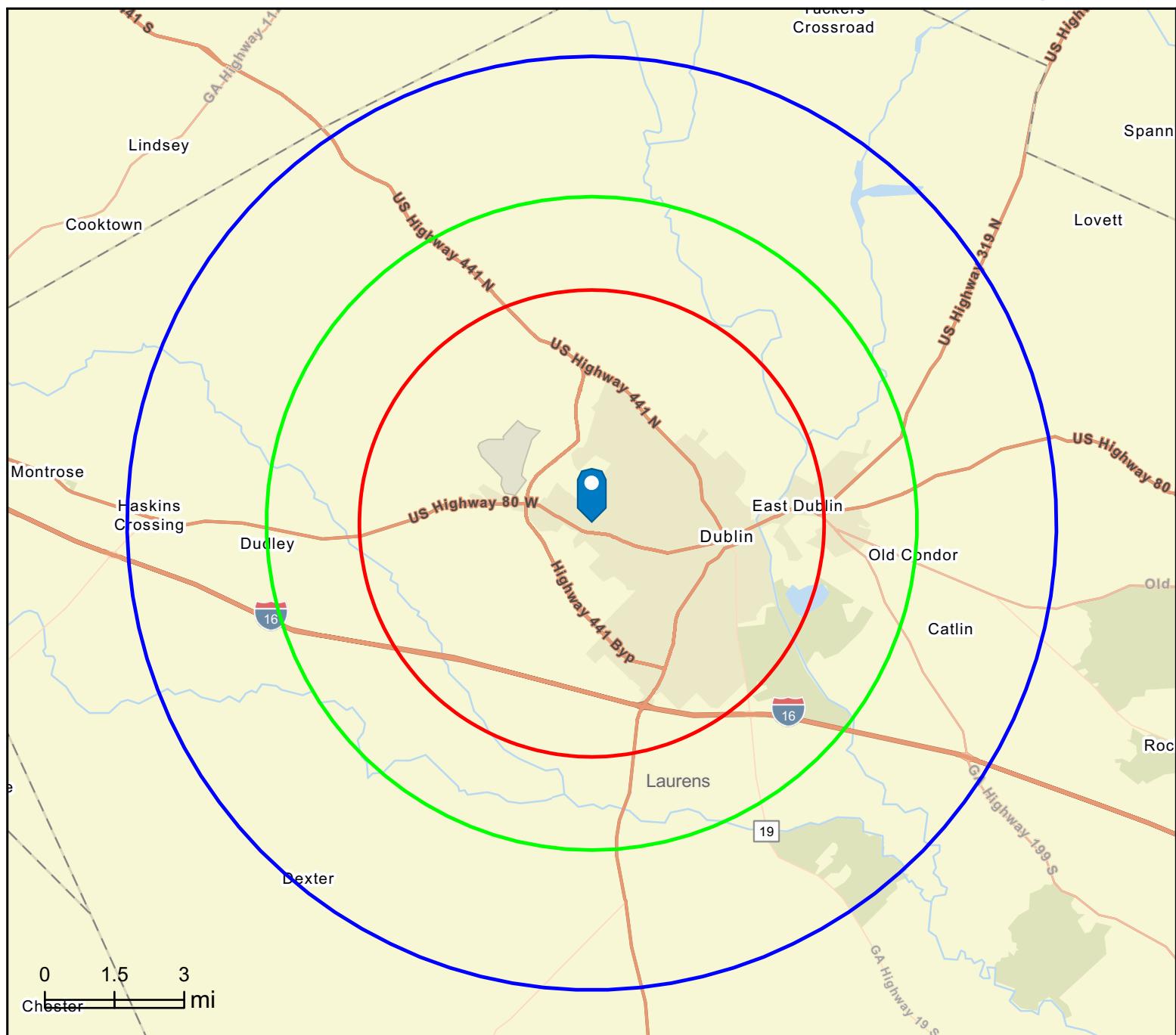
Dublin  
GEORGIA  
GOOD PEOPLE LIVE HERE



## Site Map

2103 Veterans Blvd, Dublin, GA, 31021, USA

Ring: 5 mile radius

 Latitude: 32.5446  
 Longitude: -82.9542


## Executive Summary

2103 Veterans Blvd, Dublin, GA, 31021, USA

Rings: 5, 7, 10 mile radii

Latitude: 32.5446

Longitude: -82.9542

	5 mile	7 mile	10 mile
<b>Population</b>			
2010 Population	25,298	30,562	38,302
2020 Population	25,737	31,092	39,178
2025 Population	26,383	31,898	40,025
2030 Population	26,641	32,239	40,399
2010-2020 Annual Rate	0.17%	0.17%	0.23%
2020-2025 Annual Rate	0.47%	0.49%	0.41%
2025-2030 Annual Rate	0.19%	0.21%	0.19%
2020 Male Population	46.8%	47.0%	47.4%
2020 Female Population	53.2%	53.0%	52.6%
2020 Median Age	40.5	40.3	40.3
2025 Male Population	47.4%	47.5%	48.0%
2025 Female Population	52.6%	52.5%	52.0%
2025 Median Age	40.9	40.7	40.9

In the identified area, the current year population is 40,025. In 2020, the Census count in the area was 39,178. The rate of change since 2020 was 0.41% annually. The five-year projection for the population in the area is 40,399 representing a change of 0.19% annually from 2025 to 2030. Currently, the population is 48.0% male and 52.0% female.

### Median Age

The median age in this area is 40.9, compared to U.S. median age of 39.6.

### Race and Ethnicity

2025 White Alone	42.2%	44.3%	49.2%
2025 Black Alone	50.7%	48.7%	43.8%
2025 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2025 Asian Alone	1.7%	1.5%	1.3%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	1.5%	1.6%	1.8%
2025 Two or More Races	3.6%	3.7%	3.8%
2025 Hispanic Origin (Any Race)	3.2%	3.3%	3.5%

Persons of Hispanic origin represent 3.5% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 59.4 in the identified area, compared to 72.7 for the U.S. as a whole.

### Households

2025 Wealth Index	56	56	56
2010 Households	9,842	11,811	14,748
2020 Households	10,198	12,248	15,393
2025 Households	10,245	12,324	15,423
2030 Households	10,289	12,382	15,468
2010-2020 Annual Rate	0.36%	0.36%	0.43%
2020-2025 Annual Rate	0.09%	0.12%	0.04%
2025-2030 Annual Rate	0.09%	0.09%	0.06%
2025 Average Household Size	2.50	2.52	2.54

The household count in this area has changed from 15,393 in 2020 to 15,423 in the current year, a change of 0.04% annually. The five-year projection of households is 15,468, a change of 0.06% annually from the current year total. Average household size is currently 2.54, compared to 2.49 in the year 2020. The number of families in the current year is 9,888 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

July 11, 2025

## Executive Summary

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Rings: 5, 7, 10 mile radii

Latitude: 32.5446

Longitude: -82.9542

	5 mile	7 mile	10 mile
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	26.4%	23.7%	22.8%
<b>Median Household Income</b>			
2025 Median Household Income	\$52,494	\$55,631	\$55,975
2030 Median Household Income	\$60,137	\$62,179	\$62,487
2025-2030 Annual Rate	2.76%	2.25%	2.23%
<b>Average Household Income</b>			
2025 Average Household Income	\$76,343	\$76,687	\$77,600
2030 Average Household Income	\$82,765	\$82,961	\$83,962
2025-2030 Annual Rate	1.63%	1.59%	1.59%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$29,865	\$29,801	\$29,984
2030 Per Capita Income	\$32,194	\$32,043	\$32,233
2025-2030 Annual Rate	1.51%	1.46%	1.46%
<b>GINI Index</b>			
2025 Gini Index	47.8	46.2	46.2
<b>Households by Income</b>			
Current median household income is \$55,975 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$62,487 in five years, compared to \$92,476 all U.S. households.			
Current average household income is \$77,600 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$83,962 in five years, compared to \$128,612 for all U.S. households.			
Current per capita income is \$29,984 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$32,233 in five years, compared to \$50,744 for all U.S. households.			
<b>Housing</b>			
2025 Housing Affordability Index	87	97	100
2010 Total Housing Units	11,084	13,334	16,698
2010 Owner Occupied Housing Units	5,562	6,921	9,200
2010 Renter Occupied Housing Units	4,280	4,890	5,548
2010 Vacant Housing Units	1,242	1,523	1,950
2020 Total Housing Units	11,354	13,700	17,199
2020 Owner Occupied Housing Units	5,404	6,787	9,163
2020 Renter Occupied Housing Units	4,794	5,461	6,230
2020 Vacant Housing Units	1,164	1,426	1,815
2025 Total Housing Units	11,513	13,901	17,373
2025 Owner Occupied Housing Units	5,673	7,127	9,543
2025 Renter Occupied Housing Units	4,572	5,197	5,880
2025 Vacant Housing Units	1,268	1,577	1,950
2030 Total Housing Units	11,521	13,923	17,398
2030 Owner Occupied Housing Units	5,856	7,346	9,790
2030 Renter Occupied Housing Units	4,433	5,036	5,678
2030 Vacant Housing Units	1,232	1,541	1,930
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	42.3	42.3	42.3

Currently, 54.9% of the 17,373 housing units in the area are owner occupied; 33.8%, renter occupied; and 11.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 17,199 housing units in the area and 10.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.19%. Median home value in the area is \$204,033, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 4.59% annually to \$255,349.

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