

# RESTAURANT SPACE

2205 VETERANS BLVD.  
DUBLIN, GA 31021

# FOR SALE



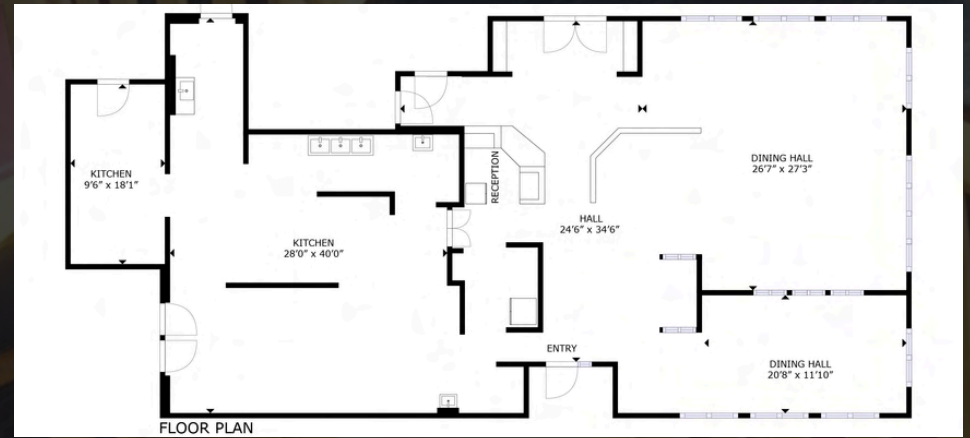
**\*PENDING RELOCATION\***

Surrounded by well-established, renowned businesses, this property is an exceptional opportunity. With traffic volumes ranging from approximately 9,500 to 12,400 cars per day on US HWY 80 W and Veterans Blvd, your business will benefit from significant exposure and visibility.



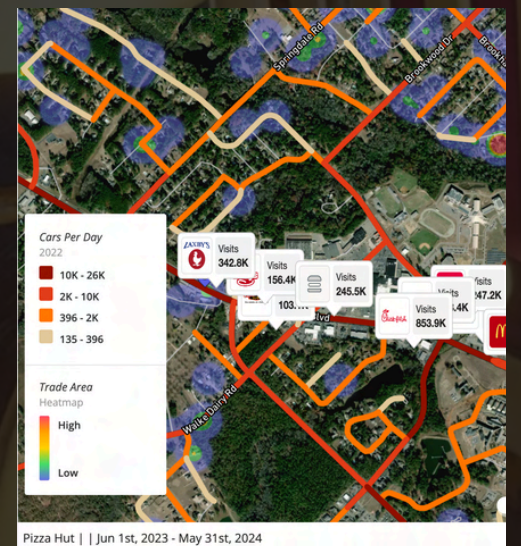
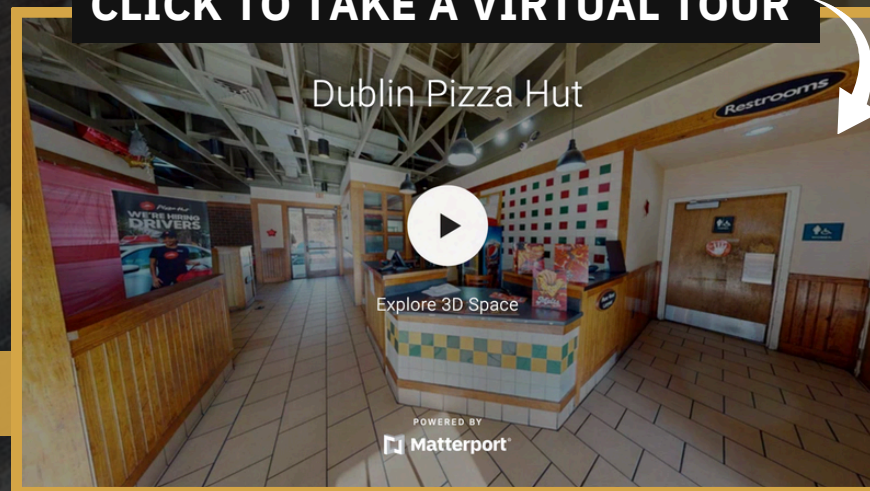
**2,865 SF  
BUILDING SF\***

**1.007 ACRES  
PARCEL SIZE\***



**CLICK TO TAKE A VIRTUAL TOUR**

**PRICE  
CALL TO INQUIRE**



**CONTACT**



**ERNIE SMALLMAN**

1025 1st Ave | Columbus, GA 31901 | 706-888-6651

<https://www.erniesmallman.com/>

706-888-6651 (Cell)  
706-256-1500

ernie@erniesmallmancre.com



**COLDWELL BANKER**  
KENNON, PARKER,  
DUNCAN & DAVIS

FOR MORE INFORMATION

# DUBLIN, GEORGIA



Dublin offers something for everyone, whether you're looking for family-friendly activities, retail therapy, outdoor adventures, or a historical journey.



Families can create lasting memories at local parks, splash around at Southern Pines Waterpark, or explore the vibrant downtown area. Shoppers will love the unique boutiques and specialty stores in our historic downtown, perfect for finding one-of-a-kind treasures. Nature enthusiasts can enjoy scenic hikes along the Oconee River, as well as fishing and boating in our pristine lakes. History buffs can explore Dublin's rich heritage through historic landmarks such as the iconic First African Baptist Church and the Dublin-Laurens County Veterans Building.

<https://visitudubinga.org/things-to-do/>

## MEDIAN PROPERTY VALUE

**\$96,300**

## MEDIAN HOUSEHOLD INCOME

**\$45,000**

### Favorite Places

Rank	Name	Distance	Visitors
Pizza Hut / Veterans Blvd, Dublin, GA			
1	Walmart / 2423 US-80, Dublin, GA 31021	1 mi	14.6K (89.3%)
2	Dublin Shopping Center / 2103 Veterans Blvd, Dublin, GA 31021	0.3 mi	14.3K (87.8%)
3	Dublin Mall / 2005 Veterans Blvd # A38, Dublin, GA 31021	0.5 mi	14.1K (86.6%)
4	Dublin Village / 1100 Hillcrest Pkwy, Dublin, GA 31021	1.3 mi	13K (79.9%)
5	Chick-fil-A / 2002 Veterans Blvd, Dublin, GA 31021	0.6 mi	12.1K (74.1%)
6	Kroger / 1100 Hillcrest Pkwy, Dublin, GA 31021	1.2 mi	11.5K (70.2%)
7	Circle K / 2100 Veterans Blvd, Dublin, GA 31021	0.3 mi	11.3K (69.4%)
8	McDonald's / 1829 Veterans Blvd, Dublin, GA 31021	1 mi	11.3K (69.4%)
9	Zaxby's Chicken Fingers & Buffalo Wings / 2203 Veterans Blvd, Dublin, GA 31021	0 mi	10.9K (66.9%)
10	Fairview Park Hospital / 200 Industrial Blvd, Dublin, GA 31021	0.9 mi	10.8K (65.9%)

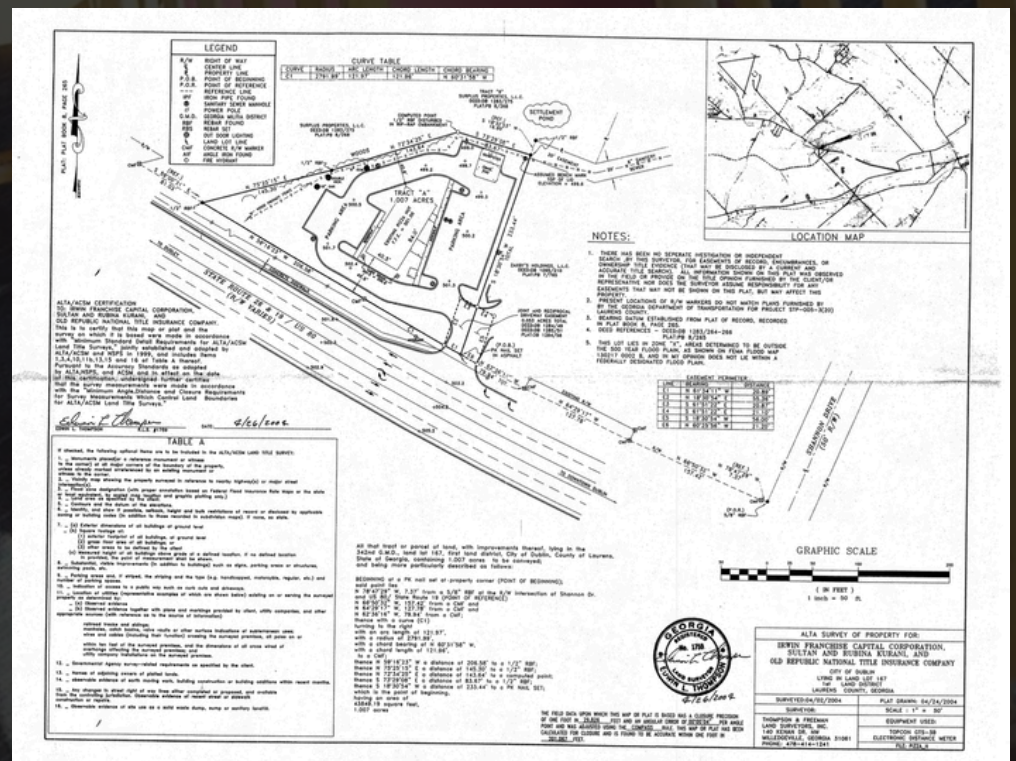


# THE MARKET

## SITE MAP

## VISITORS BY ORIGIN

DUBLIN	45.186%	17,075
EAST DUBLIN	14.622%	5,525
RENTZ	3.396%	1,283
WRIGHTSVILLE	2.787%	1,053
DEXTER	2.63%	994



FOR MORE INFORMATION



## ERNIE SMALLMAN

1025 1st Ave | Columbus, GA 31901 | 706-888-6651

<https://www.erniesmallman.com/>

## CONTACT

706-888-6651 (Cell)  
706-256-1500

[ernie@erniesmallmancre.com](mailto:ernie@erniesmallmancre.com)



COLDWELL BANKER  
KENNON, PARKER,  
DUNCAN & DAVIS