

FOR LEASE

RESTAURANT BUILDING

2181 S Highway 441
Dublin, Laurens County, Georgia 31021



EBERHARDT & BARRY INC



- 1,715± SF Glass Front Restaurant Building
 - All equipment removed except walk-in cooler.
- Former Waffle House
- Built in 1990
- .39± Acres
- Daily traffic count: 21,700 vehicles per day on Interstate 16
- Parking available front, side and rear of building
- Zoned B2, Highway Oriented Business

LEASE RATE: \$2,500 PER MONTH

FOR MORE DETAILS CONTACT:

Created 2/13/17

PATRICK BARRY - EXCLUSIVE AGENT
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Coldwell Banker Commercial Eberhardt & Barry Inc.

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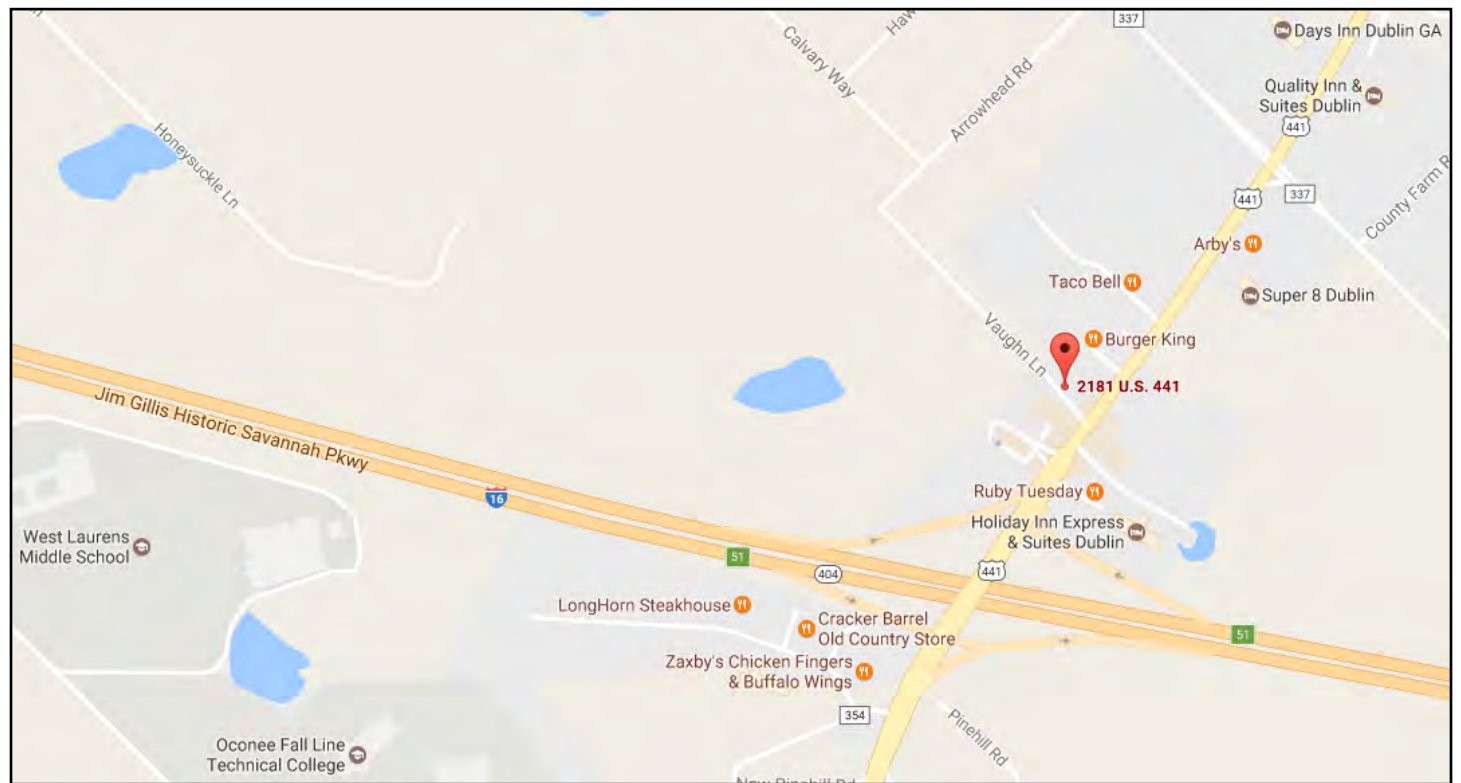
990 Riverside Drive
Macon, GA 31201



2181 S Highway 441 - Dublin, GA 31021

PHOTOS







Demographic and Income Profile

Laurens County, GA
 Laurens County, GA (13175)
 Geography: County

Prepared by Esri

Summary	Census 2010	2016	2021
Population	48,434	49,290	49,705
Households	18,641	18,895	19,003
Families	13,060	13,115	13,123
Average Household Size	2.54	2.56	2.56
Owner Occupied Housing Units	12,318	11,808	11,852
Renter Occupied Housing Units	6,323	7,087	7,151
Median Age	37.9	39.0	40.5
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.17%	1.02%	0.84%
Households	0.11%	0.96%	0.79%
Families	0.01%	0.87%	0.72%
Owner HHs	0.07%	0.93%	0.73%
Median Household Income	2.09%	2.34%	1.89%

Households by Income

	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	4,271	22.6%	4,510	23.7%
\$15,000 - \$24,999	2,803	14.8%	2,275	12.0%
\$25,000 - \$34,999	2,140	11.3%	1,645	8.7%
\$35,000 - \$49,999	2,622	13.9%	2,672	14.1%
\$50,000 - \$74,999	3,084	16.3%	3,200	16.8%
\$75,000 - \$99,999	1,776	9.4%	2,015	10.6%
\$100,000 - \$149,999	1,254	6.6%	1,595	8.4%
\$150,000 - \$199,999	547	2.9%	657	3.5%
\$200,000+	398	2.1%	434	2.3%
Median Household Income	\$35,978		\$39,892	
Average Household Income	\$52,393		\$57,613	
Per Capita Income	\$20,378		\$22,317	

Population by Age

	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,462	7.1%	3,328	6.8%	3,175	6.4%
5 - 9	3,489	7.2%	3,421	6.9%	3,284	6.6%
10 - 14	3,315	6.8%	3,378	6.9%	3,481	7.0%
15 - 19	3,535	7.3%	3,038	6.2%	3,245	6.5%
20 - 24	2,772	5.7%	2,980	6.0%	2,560	5.2%
25 - 34	5,893	12.2%	6,083	12.3%	5,748	11.6%
35 - 44	6,282	13.0%	6,077	12.3%	6,146	12.4%
45 - 54	6,820	14.1%	6,541	13.3%	6,320	12.7%
55 - 64	5,982	12.4%	6,483	13.2%	6,635	13.3%
65 - 74	3,834	7.9%	4,720	9.6%	5,366	10.8%
75 - 84	2,176	4.5%	2,334	4.7%	2,773	5.6%
85+	874	1.8%	907	1.8%	972	2.0%

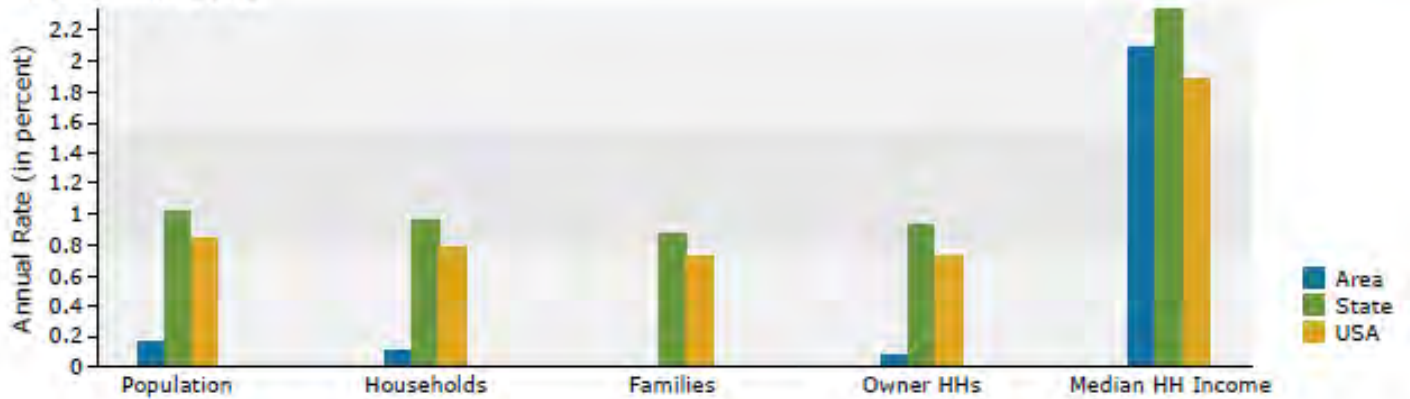
Race and Ethnicity

	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	29,355	60.6%	29,437	59.7%	29,253	58.9%
Black Alone	17,324	35.8%	17,832	36.2%	18,173	36.6%
American Indian Alone	100	0.2%	135	0.3%	163	0.3%
Asian Alone	483	1.0%	529	1.1%	570	1.1%
Pacific Islander Alone	4	0.0%	4	0.0%	4	0.0%
Some Other Race Alone	591	1.2%	661	1.3%	715	1.4%
Two or More Races	577	1.2%	692	1.4%	827	1.7%
Hispanic Origin (Any Race)	1,143	2.4%	1,278	2.6%	1,409	2.8%

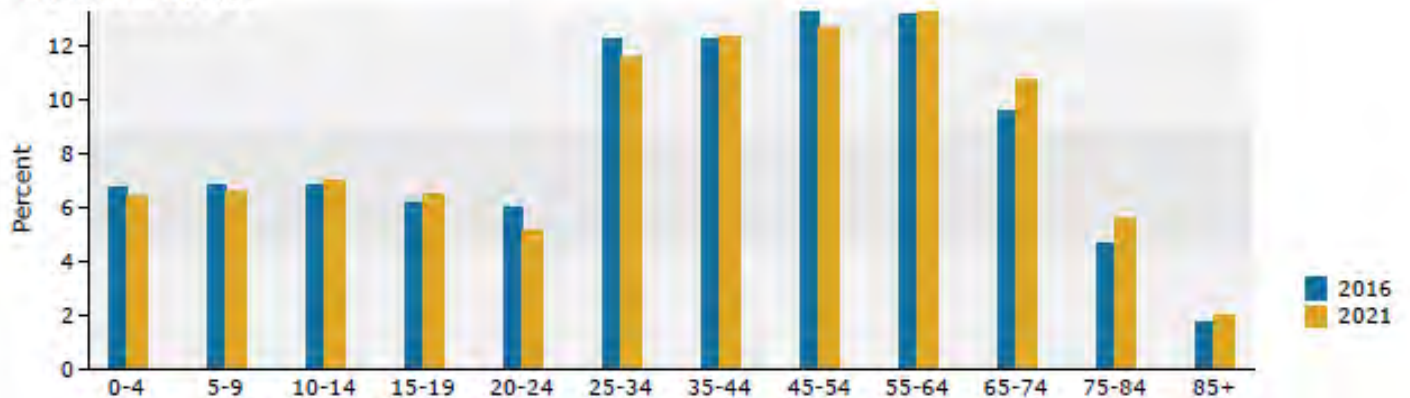
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

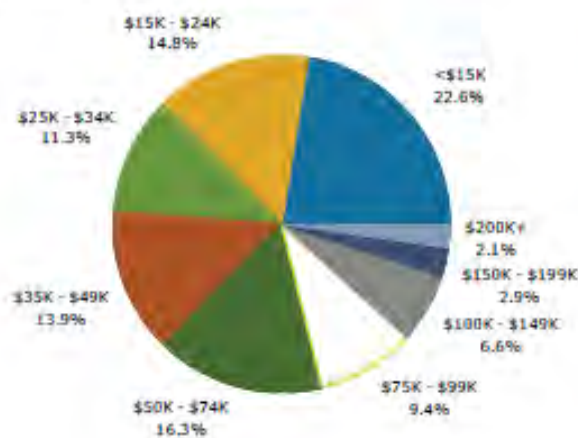
Trends 2016-2021



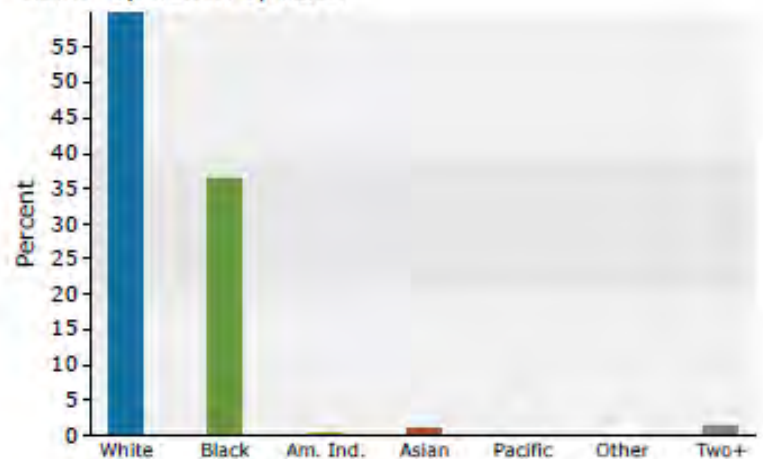
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 2.6%