

SPACE AVAILABLE
1111 Hillcrest Parkway
Dublin, GA 31021



Bldg Size: 18,000 sf (3 buildings)
Lot Size: 2.19 acres
Size: 2,000 sf available (40x50)
Zoning: B-2
Traffic: 12,700
Utilities: Available



REDUCED Lease Rate: \$1,000 per month

2017 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,259	18,305	26,559
Median Age	47.3	38.5	38.8
Average HH Income	\$78,382	\$52,863	\$53,652

2,000 sf space (Former HVAC Contractor)

- 40x50
- 3 Offices
- Reception
- Lobby
- 2 Restrooms
- Bullpen Area (24x30)
- Breakroom
- Storage

Ideal for service contractor or office user.

High traffic area with great visibility. Ideal for retail, office, or service center. Center is convenient to other retail, offices, and residential neighborhoods. Neighbors include Kroger, Sears, CVS, Hanger Orthopedic, and Country Financial.

Tenant Pays Utilities.

Landlord Pays Taxes and Insurance.

**FOR MORE
INFORMATION
CONTACT**

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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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Front Office - Reception Area



Storage



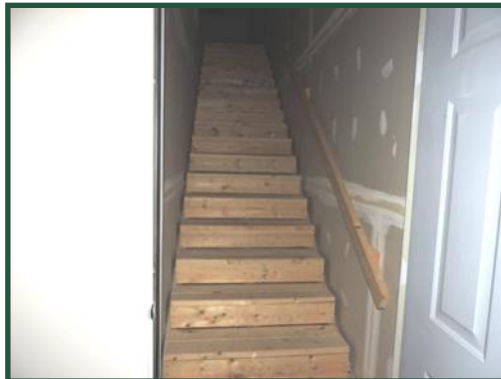
Office



Large bullpen area with double door at rear with restroom



Office



Upstairs storage
(not part of sf)



Breakroom



Lobby area with restroom

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