

# QUIKTRIP SURPLUS PROPERTY

SWC of US 441 &  
Firetower Road  
Dublin, GA

**+/- 8.59 AC**

Available

**\$1.25 M**

Price

For Leasing Information:

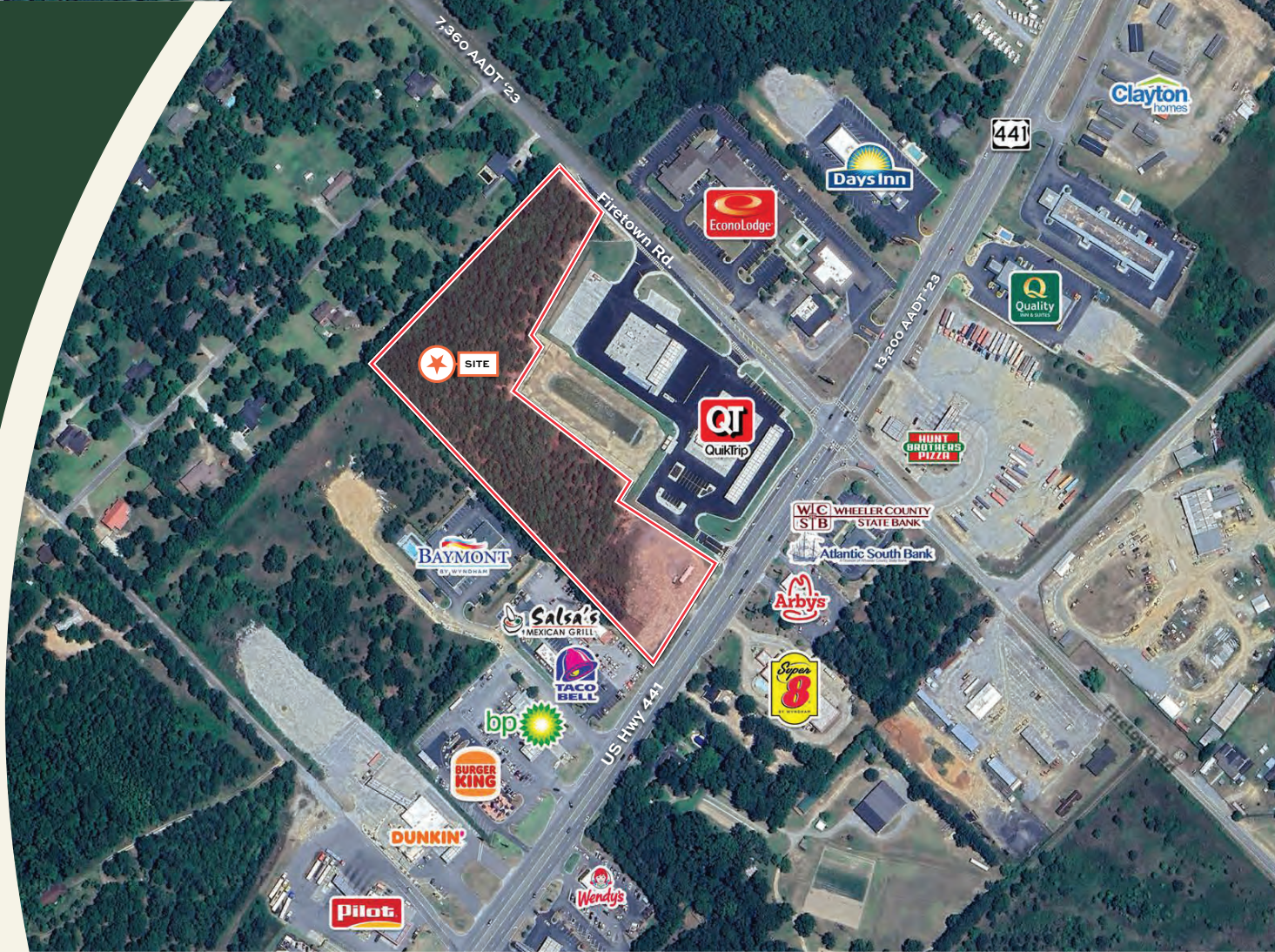
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- +/- 8.59 acres located off I-16 in Dublin
- Gateway to Dublin on US 441
- Adjacent to recently opened QuikTrip Travel Center

- Approximately 291 ft of frontage on US 441
- Zoning C-3 commercial
- Ability to subdivide

# QUIKTRIP SURPLUS PROPERTY

FOR SALE  
ABILITY TO SUBDIVIDE



RETAILERS  
NEARBY



DOLLAR GENERAL



Ruby Tuesday

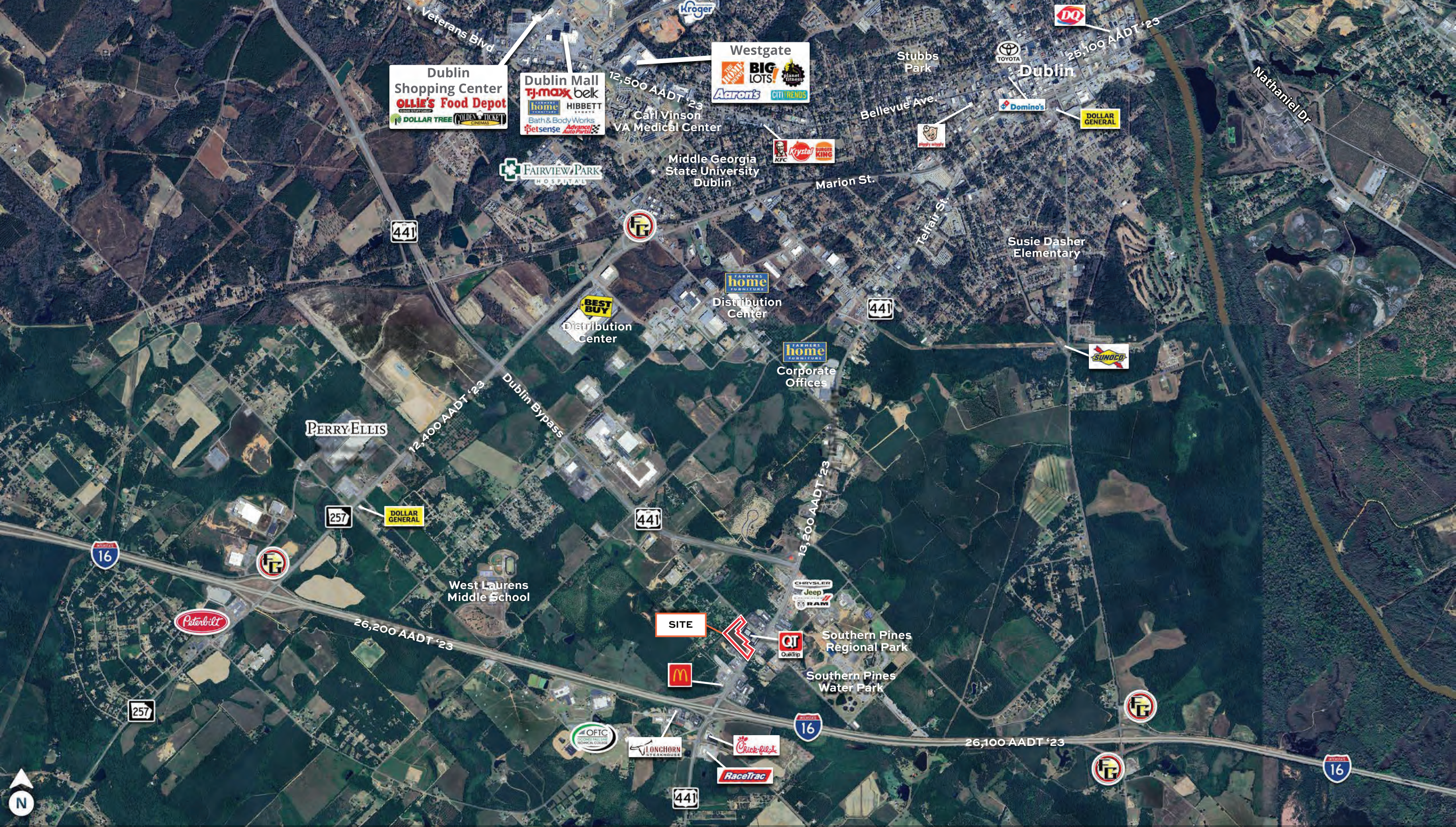
DUNKIN'

# SWC of US 441 & Firetower Rd.

Dublin, GA 31021

# BIRDS EYE AERIAL VIEWS







SWC of US 441 & Firetower Rd.  
Dublin, GA 31021

I-16 & HWY 441 INTERSECTION



↑ WEST TOWARD MACON 50 Miles INTERSTATE 16

Perry Ellis International's Distribution Center Office

YKK AP America, Inc

Oconee Fall Line Technical College

West Laurens Middle School

Fairfield Inn & Suites by Marriott  
LAQUINTA INNS & SUITES  
Hampton Inn  
LONGHORN STEAKHOUSE

AVAILABLE +/- 374,205 SF INTERSTATE EXIT 8.59 ACRES

RESIDENTIAL

Laurens County School District

US-441 BYP 7,360

SITE

QT QUIKTRIP TRAVEL CENTER NOW OPEN

404 BYP HWY 441

Hilton Garden Inn Express

K

Ruby Tuesday

KFC

Flash Foods

Wendy's

Pilot

McDonald's

DUNKIN'

Subway

Arby's

8

Arby's

Atlantic South Bank

6

EconoLodge

Days Inn by Wyndham

HWY 441

Jimmy Britt Chrysler Dodge Jeep Ram

DOLLAR GENERAL

HWY 441 13,200

I-16 26,1000 INTERSTATE 16

INTERSTATE 16 EAST TOWARD SAVANNAH 115 MILES ↓


Laurens County Health Department

Dublin Launrens County Recreation Center



SITE



 HWY 441  
13,200 

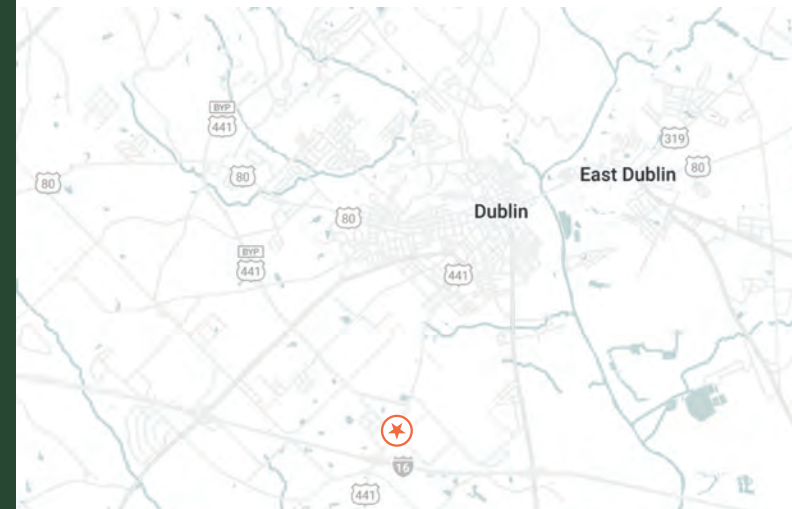
# DEMOGRAPHIC PROFILE

POPULATION TRADE AREA	10 MILES	15 MILES	TRADE AREA
2024 Total Population	40,663	50,940	36,348
2029 Projected Population	40,993	51,225	36,694
Projected Annual Growth 2023 to 2028	0.16%	0.11%	0.19%
DAYTIME POPULATION			
2024 Daytime Population	44,090	51,035	41,010
Workers	17,907	18,829	17,631
Residents	26,183	32,206	23,379
INCOME			
2024 Est. Average Household Income	\$73,954	\$75,404	\$72,098
2024 Est. Median Household Income	\$51,015	\$51,781	\$50,146
HOUSEHOLDS & GROWTH			
2024 Total Households	15,953	19,584	14,232
2029 Projected Households	16,085	19,693	14,372
Projected Annual Growth 2023 to 2028	0.16%	0.11%	0.20%
RACE & ETHNICITY			
2024 Est. White	51.0%	55.1%	48.1%
2024 Est. Black or African American	42.0%	38.1%	44.8%
2024 Est. Hispanic	3.4%	3.3%	3.4%
2024 Est. Asian or Pacific Islander	1.3%	1.2%	1.4%
2024 Est. American Indian or Native Alaskan	0.2%	0.2%	0.2%
2024 Est. Other Races	0.0%	0.0%	0.0%

# TRAFFIC COUNTS

HWY 441  
1-16

13,200 AADT  
26,100 AADT



- Dublin is strategically located by I-16, providing easy access to major cities like Macon and Savannah
- Dublin was incorporated in 1812, named after Dublin, Ireland, reflecting the heritage of its early settlers
- Dublin has an unemployment rate of 4.2%, which is lower than the national average of 6.0%
- The city is served by the Dublin City School District and the Laurens County School District, offering education from elementary through high school
- Dublin hosts an annual St. Patrick's Festival, celebrating its Irish heritage with various events and activities
- It is home to Theatre Dublin, which is a historic venue offering concerts, plays, and community events, as well as the Dublin- Laurens Museum, which showcases its history and culture
- The W. H. 'Bud' Barron Airport serves general aviation needs for the area
- Fairview Park Hospital is located in Dublin, providing a range of healthcare services to the community



