



# DUBLIN SHOPPING CENTER

## LOCATION

**2103 VETERANS BLVD.,  
DUBLIN, GA, 31021**

## YEAR BUILT

**1991**

## SIZE

**237,301 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



## NOTABLE TENANTS

**Food Depot**

**OLLIE'S**  
GOOD STUFF CHEAP

**DOLLAR TREE**

**it'sfashionmetro**  
Hot brands. Low prices. Every day.

**GOLDEN TICKET**  
CINEMAS

**VA** | U.S. Department of Veterans Affairs

## DEMOGRAPHICS

	5 MILE	7 MILE	10 MILE
2022 Est. Population	25,323	30,444	38,041
2027 Proj. Population	25,375	30,519	38,200
2022 Est. Households	9,901	11,832	14,742
2027 Proj. Households	9,965	11,908	14,860
2021 Est. Median HH Income	\$42,296	\$42,312	\$43,286
2021 Est. Average HH Income	\$69,324	\$67,818	\$66,948
2022 Est. Owner Occupied HUnits	46.77%	48.22%	51.05%
2027 Proj. Owner Occupied HUnits	46.67%	48.13%	50.96%

**More Information, call us | 917-288-0049**

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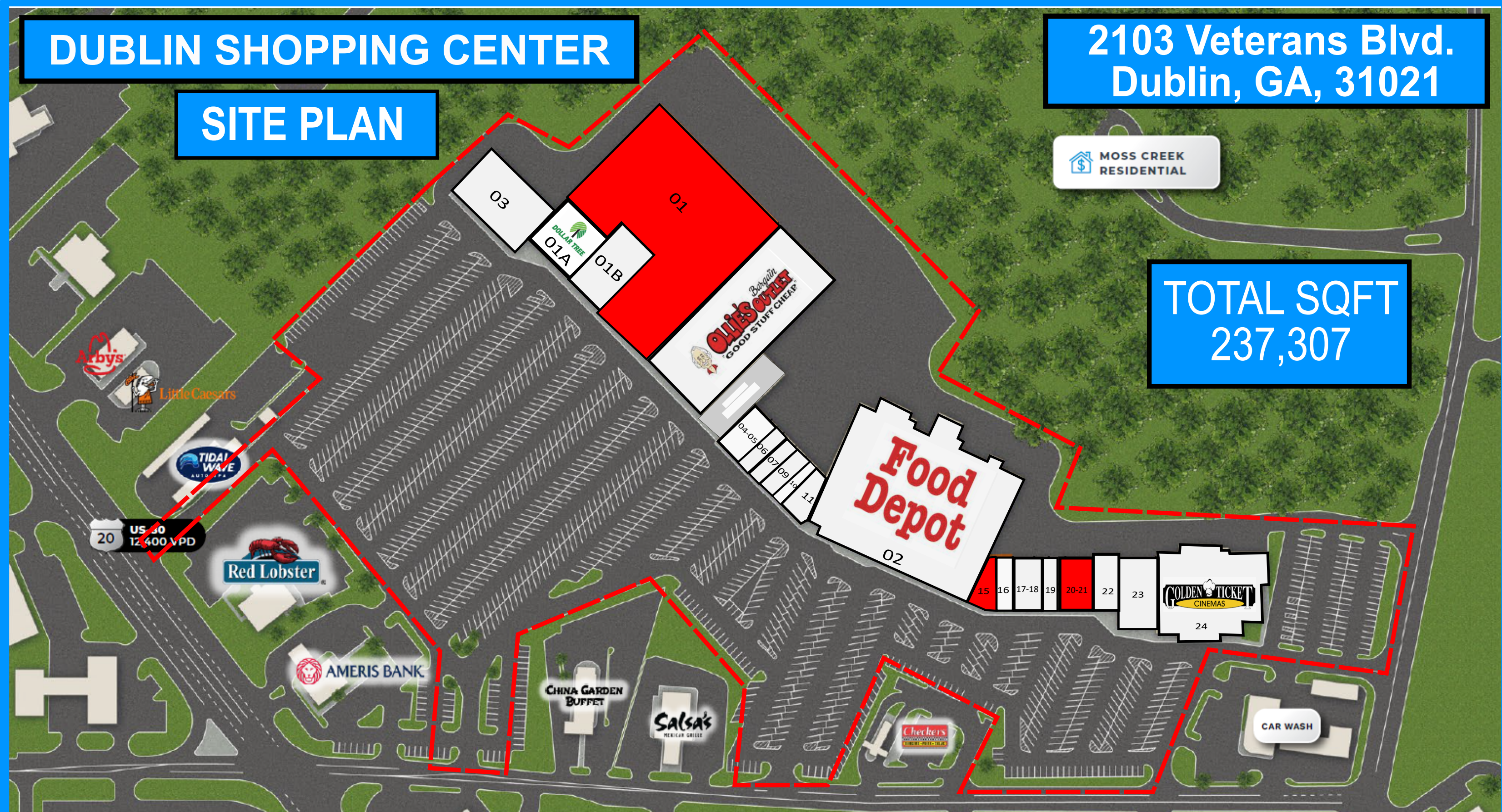
# DUBLIN SHOPPING CENTER

## SITE PLAN

2103 Veterans Blvd.  
Dublin, GA, 31021

MOSS CREEK  
RESIDENTIAL

TOTAL SQFT  
237,307



### LIST OF TENANTS

Suites	Tenants	Sq. Ft.	Suites	Tenants	Sq. Ft.	Suites	Tenants	Sq. Ft.	Suites	Tenants	Sq. Ft.
1	<b>Vacant</b>	61,548	3	Cons.Mail Outpatient Pharmacy / VA	10,626	10	Van Nic's Fine Clothing	900	19	Passion Hair & Nail	1,400
01A	Dollar Tree	9,000	4-5	The Bedroom Store	2,800	11	Cricket Wireless	2,440	20-21	<b>Vacant</b>	5,062
01B	It's Fashion Metro	10,500	6	Republic Finance	1,750	15	<b>Vacant</b>	2,131	22	Rent-A-Center	2,730
01C	Ollie's Bargain Outlet	33,465	7	Kobe Japanese	1,762	16	ODT Services	1,400	23	The Beauty	6,000
2	Food Depot	58,153	9	Tobacco and Vape Store	2,100	17-18	Tasty Wings & Seafood	2,800	24	Golden Ticket Cinema	20,734

# DEMOGRAPHIC SUMMARY

POPULATION	5 Mile	7 Mile	10 Mile
2027 Projected Population	25,375	30,519	38,200
2022 Estimated Populaton	25,323	30,444	38,041
2010 Census Population	25,406	30,501	37,960
2000 Census Population	24,630	29,340	35,858

DAYTIME POPULATION	5 Mile	7 Mile	10 Mile
2022 Estimate Population	31,113	35,394	41,749

HOUSEHOLDS	5 Mile	7 Mile	10 Mile
2027 Projected Households	9,965	11,908	14,860
2022 Estimated Households	9,901	11,832	14,742
2010 Census Households	9,864	11,787	14,633
2000 Census Households	9,305	11,090	13,571

HOUSEHOLD INCOME	5 Mile	7 Mile	10 Mile
2021 Est. Average HH Income	\$69,324	\$67,818	\$66,948
2021 Est. Median HH Income	\$42,296	\$42,312	\$43,286

HOUSEHOLDS BY INCOME	5 Mile	7 Mile	10 Mile
2022 Estimate			
\$200,000 or More	5.23%	4.84%	4.46%
\$150,000 - \$199,999	3.54%	3.36%	3.15%
\$100,000 - \$149,999	10.76%	10.49%	10.35%
\$75,000 - \$99,999	9.50%	9.86%	10.57%
\$50,000 - \$74,999	14.66%	15.14%	15.61%
\$35,000 - \$49,999	12.93%	13.01%	13.47%
\$25,000 - \$34,999	8.65%	9.03%	9.55%
\$15,000 - \$24,999	11.97%	12.29%	12.34%
\$10,000 - \$14,999	6.37%	6.34%	6.42%
Under \$9,999	16.39%	15.65%	14.09%

OCCUPIED HOUSING UNITS	5 Mile	7 Mile	10 Mile
2027 Projected			
Owner Occupied Housing Units	46.67%	48.13%	50.96%
Renter Occupied Housing Units	41.60%	40.01%	36.63%
Vacant	11.73%	11.86%	12.42%
2022 Estimate			
Owner Occupied Housing Units	46.77%	48.22%	51.05%
Renter Occupied Housing Units	41.45%	39.88%	36.52%
Vacant	15.24%	15.32%	15.88%
2010 Estimate			
Owner Occupied Housing Units	46.67%	48.13%	50.96%
Renter Occupied Housing Units	41.60%	40.01%	36.63%
Vacant	11.73%	11.86%	12.42%



# DUBLIN SHOPPING CENTER

**Food Depot** **GOLDEN TICKET CINEMAS** **it'sfashionmetro**  
**OLLIE'S Bargain OUTLET** **DOLLAR TREE** **RAC** **cricket wireless**  
**MEDSBYMAIL**

**Dublin Mall** **HIBBETT SPORTS** **FARMERS home FURNITURE**  
**beik** **GOODWILL** **TJ-MAXX**  
**boost mobile** **K A Y JEWELERS** **SHOE DEPT. ENCORE** **claire's**

1.7 M VISITS/YR

**Kroger** **DG** **marco's Pizza** **CVS pharmacy**  
**POPEYES** **H&R BLOCK** **Aaron's**  
**Great Clips** **USPS.COM**  
**THE HOME DEPOT** **BIG LOTS!** **BR** **Captain D's SEAFOOD**  
**planet fitness** **CITITRENDS** **DUNKIN'**

**ROBINS Financial CREDIT UNION**  
**PRIME SENIOR BENEFITS**

Dublin HS  
 544 students

**PAPA JOHN'S** **SONIC**  
**metro by T-Mobile** **WELLS FARGO BANK**

**MORRIS BANK** **Wendy's**

**Checkers**  
**Salsa's MEXICAN GRILL**  
**CHINA GARDEN BUFFET**  
**AMERIS BANK**  
**Red Lobster**  
**TIDAL WAVE AUTO SPA**

CAR WASH

**petsense**

**Advance Auto Parts**

**Starbucks**

**MATTRESS FIRM**

**Little Caesars**

**Arby's**

DAIRY QUEEN

**FP**

**Walgreens**

**Applebee's**

**Chick-fil-E**

**GEORGIAUNITED CREDIT UNION**  
**ETCON EMPLOYMENT SOLUTIONS**

**the olive branch**  
**SIR SHOP EMMA LAURA**

**1st FIRST LAURENS**

**CHEVROLET**

**NISSAN**

US-80  
 12,400 VPD  
 20

**WAFFLE HOUSE**

**jiffylube**

**FIREHOUSE SUBS**

**K**

DISTRIBUTION CENTER

EST 1812

**Dublin**

GEORGIA

GOOD PEOPLE LIVE HERE

U.S. Department of Veterans Affairs

FAIRVIEW PARK HOSPITAL

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