# 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

## 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

Jacob Sedgh | jsedgh1@hotmail.com

# DUBLIN SHOPPING CENTER

**2103 Veterans Blvd.**
**Dublin, GA, 31021**

**TOTAL SQFT**
**237,301**

| STE. | TENANT | SQ. FT |
|------|--------|--------|
| 01 | Vacant | 61,548 |
| 01A | Dollar Tree | 9,000 |
| 01B | It's Fashion Metro | 10,500 |
| 01C | Ollie's Bargain Outlet | 33,465 |
| 02 | Food Depot | 58,153 |
| 03 | Cons. Mail Outpatient Pharmacy / VA | 10,626 |
| 04-05 | The Bedroom Store | 2,800 |
| 06 | Republic Finance | 1,750 |
| 07 | Kobe Japanese | 1,762 |
| 09 | Tobacco and Vape Store | 2,100 |
| 10 | Van Nic's Fine Clothing | 900 |
| 11 | Cricket Wireless | 2,440 |
| 15 | Vacant | 2,131 |
| 16 | ODT Services | 1,400 |
| 17-18 | Tasty Wings & Seafood | 2,800 |
| 19 | Passion Hair & Nail | 1,400 |
| 20-21 | Vacant | 5,062 |
| 22 | Rent-A-Center | 2,730 |
| 23 | The Beauty | 6,000 |
| 24 | Golden Ticket Cinema | 20,734 |
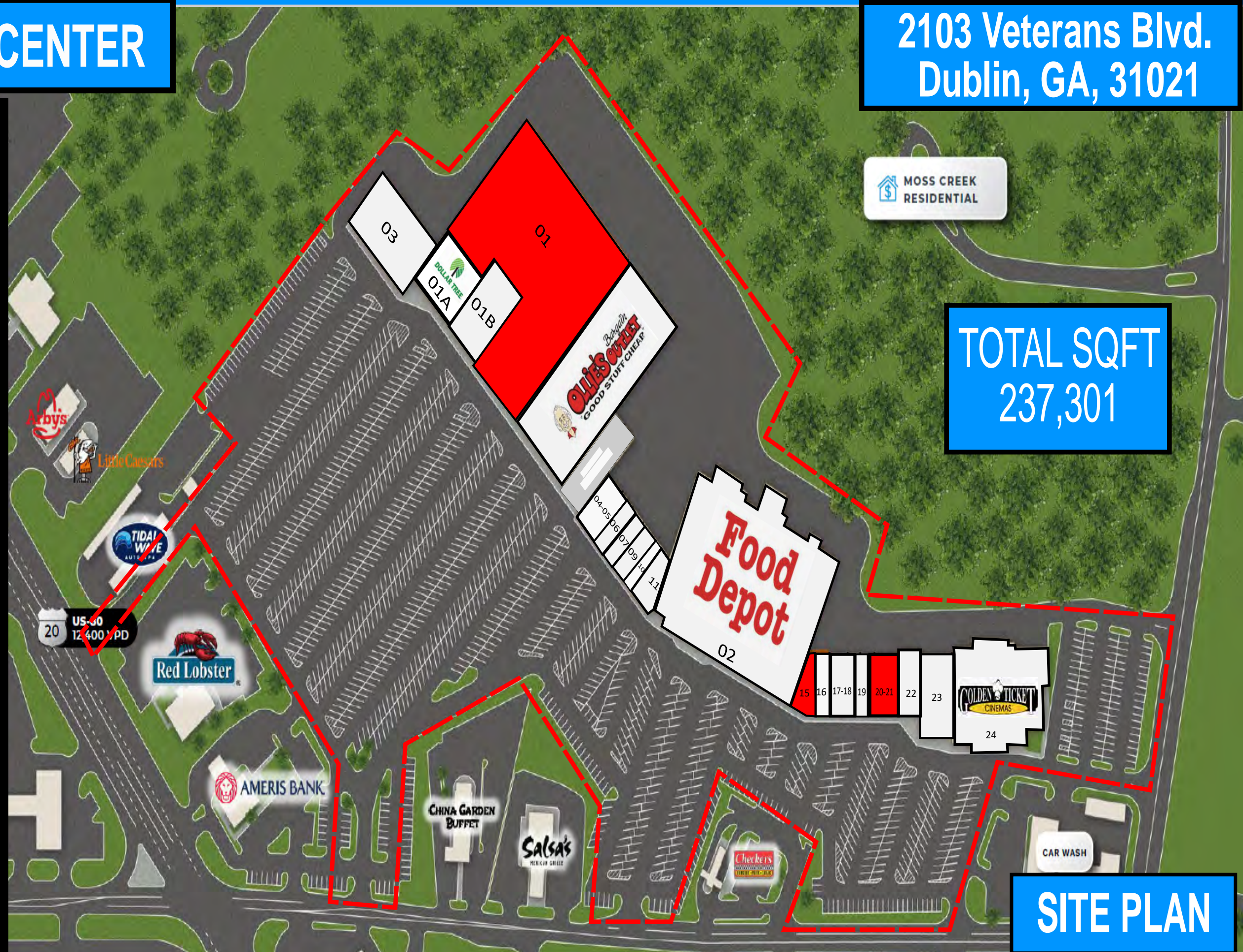
**SITE PLAN**

# Dublin GEORGIA
### EST 1812
**GOOD PEOPLE LIVE HERE**

## DUBLIN SHOPPING CENTER

Food Depot
GOLDEN TICKET CINEMAS
it's fashion metro
OLLIE'S Bargain Outlet
DOLLAR TREE
RAC Rent-A-Center
cricket wireless
MedsByMail

## Dublin Mall
**1.7 M VISITS/YR**

HIBBETT SPORTS
FARMERS home FURNITURE
belk
GOODWILL
T·J·maxx
boost mobile
KAY JEWELERS
SHOE DEPT. ENCORE
claire's

Kroger
DG
Marco's Pizza
CVS pharmacy
POPEYES LOUISIANA KITCHEN
H&R BLOCK
Aaron's
Great Clips
USPS.COM

THE HOME DEPOT
BIG LOTS!
BR Baskin Robbins
Captain D's SEAFOOD
planet fitness
CITI TRENDS
DUNKIN'

ROBINS Financial CREDIT UNION
PRIME SENIOR BENEFITS

**Dublin HS 544 students**

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

MORRIS BANK
Wendy's

CAR WASH

petsense

MATTRESS FIRM

Advance Auto Parts

Starbucks

Walgreens

Checkers

Salsa's MEXICAN GRILL

CHINA GARDEN BUFFET

Applebee's GRILL + BAR
Chick-fil-A

AMERIS BANK

Red Lobster

TIDAL WAVE AUTO SPA

Little Caesars

Arby's

DAIRY QUEEN

the olive branch
SIR SHOP EMMA LAURA

GEORGIA UNITED CREDIT UNION
ETCON EMPLOYMENT SOLUTIONS

CHEVROLET

1st FIRST LAURENS

NISSAN

WAFFLE HOUSE

jiffy lube

FIREHOUSE SUBS

**US-80 12,400 VPD 20**

THE HOME DEPOT  BIG LOTS!  Baskin Robbins  Captain D's SEAFOOD
planet fitness  CITI TRENDS  DUNKIN'

Dublin Mall  GOODWILL  **1.7 M VISITS/YR**
belk  petsense  Advance Auto Parts
boost mobile  Claire's  T·J·maxx
HIBBETT SPORTS  SHOE DEPT. ENCORE  FARMERS home FURNITURE  MATTRESS FIRM

BEST BUY  DISTRIBUTION CENTER

EST 1812  Dublin GEORGIA  GOOD PEOPLE LIVE HERE

PAPA JOHNS  SONIC  Capital City Bank Group
metro by T·Mobile  WELLS FARGO BANK  DUNCAN

U.S. Department of Veterans Affairs

FAIRVIEW PARK HOSPITAL

MORRIS BANK  Wendy's  Walgreens  Chick-fil-A  Applebee's
GEORGIA UNITED CREDIT UNION  ETCON  the olive branch  SIR SHOP EMMA LAURA  1ST LAURENS

Dublin HS 544 students

Starbucks  DAIRY QUEEN  CHEVROLET  NISSAN  AMERIS BANK  Red Lobster  Circle K  FIREHOUSE SUBS

jiffy lube

CAR WASH

**20 US-80 12,400 VPD**

Salsa's MEXICAN GRILLE  Checkers  CHINA GARDEN BUFFET

TIDAL WAVE AUTO SPA  Arby's

**DUBLIN SHOPPING CENTER**

Food Depot  GOLDEN TICKET CINEMAS  it'sfashionmetro
OLLIE'S Bargain OUTLET  DOLLAR TREE  RAC  cricket wireless  MEDSBYMAIL
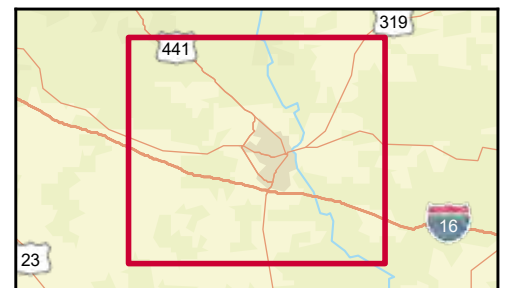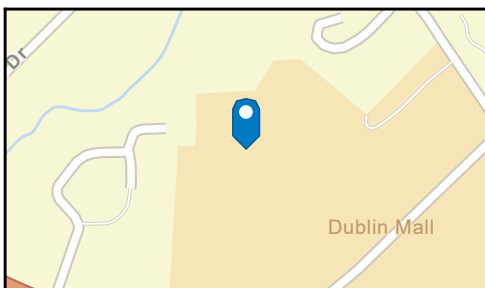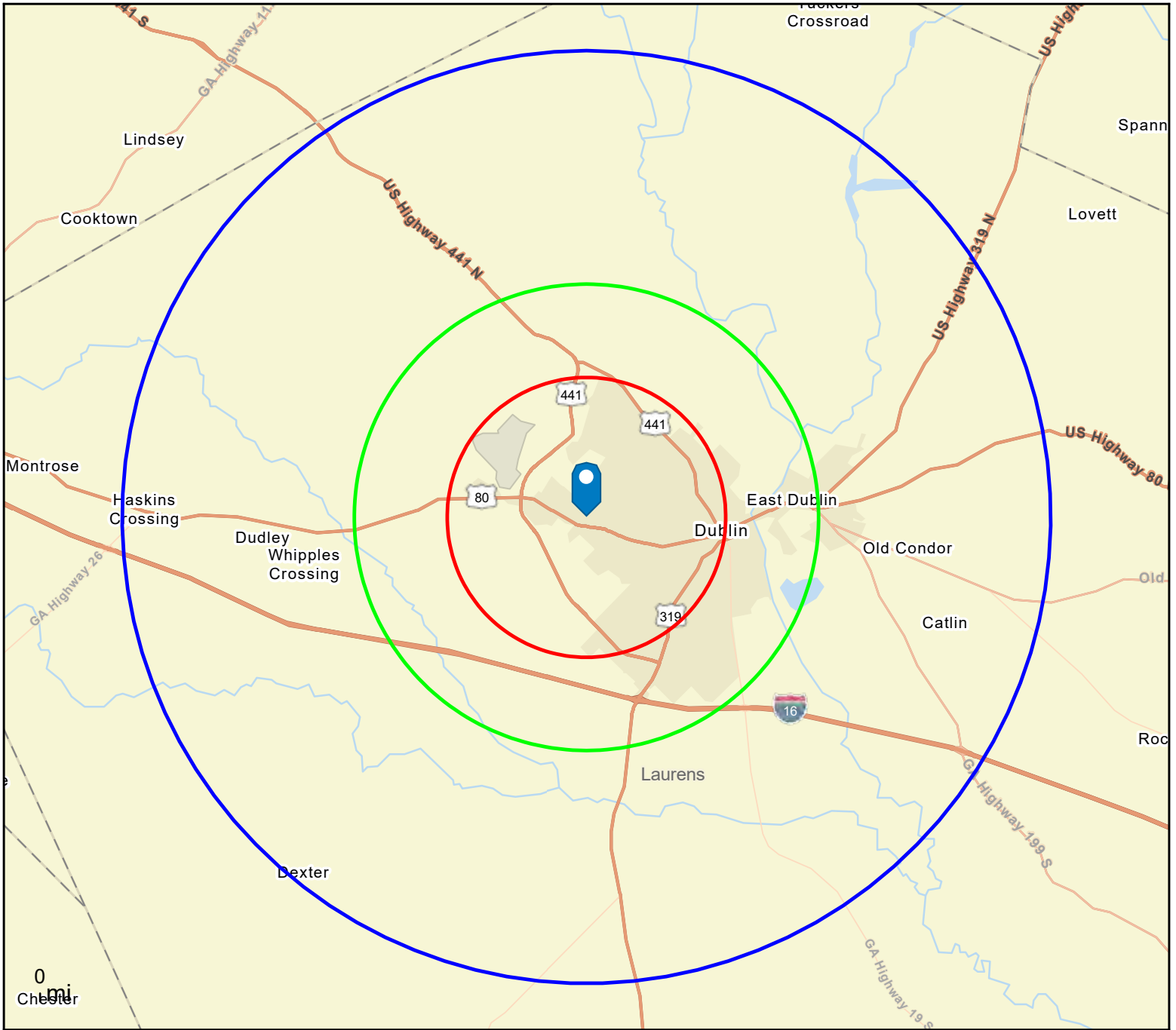
| | 3 mile | 5 mile | 10 mile |
|---|---|---|---|
| **Population** | | | |
| 2010 Population | 15,553 | 25,095 | 38,239 |
| 2020 Population | 15,890 | 25,536 | 39,108 |
| 2023 Population | 16,170 | 25,985 | 39,712 |
| 2028 Population | 16,362 | 26,303 | 40,102 |
| 2010-2020 Annual Rate | 0.21% | 0.17% | 0.22% |
| 2020-2023 Annual Rate | 0.54% | 0.54% | 0.47% |
| 2023-2028 Annual Rate | 0.24% | 0.24% | 0.20% |
| 2020 Male Population | 46.7% | 46.8% | 47.4% |
| 2020 Female Population | 53.3% | 53.2% | 52.6% |
| 2020 Median Age | 41.4 | 40.5 | 40.3 |
| 2023 Male Population | 46.2% | 46.5% | 47.4% |
| 2023 Female Population | 53.8% | 53.5% | 52.6% |
| 2023 Median Age | 41.1 | 40.3 | 40.2 |

In the identified area, the current year population is 39,712. In 2020, the Census count in the area was 39,108. The rate of change since 2020 was 0.47% annually. The five-year projection for the population in the area is 40,102 representing a change of 0.20% annually from 2023 to 2028. Currently, the population is 47.4% male and 52.6% female.

## Median Age

The median age in this area is 40.2, compared to U.S. median age of 39.1.

| **Race and Ethnicity** | 3 mile | 5 mile | 10 mile |
|---|---|---|---|
| 2023 White Alone | 43.5% | 41.6% | 48.8% |
| 2023 Black Alone | 49.1% | 51.7% | 44.5% |
| 2023 American Indian/Alaska Native Alone | 0.2% | 0.2% | 0.2% |
| 2023 Asian Alone | 2.5% | 1.8% | 1.3% |
| 2023 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2023 Other Race | 1.2% | 1.4% | 1.6% |
| 2023 Two or More Races | 3.4% | 3.3% | 3.5% |
| 2023 Hispanic Origin (Any Race) | 2.6% | 2.7% | 3.0% |

Persons of Hispanic origin represent 3.0% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.7 in the identified area, compared to 72.1 for the U.S. as a whole.

| **Households** | 3 mile | 5 mile | 10 mile |
|---|---|---|---|
| 2023 Wealth Index | 65 | 61 | 58 |
| 2010 Households | 6,215 | 9,758 | 14,727 |
| 2020 Households | 6,444 | 10,112 | 15,363 |
| 2023 Households | 6,609 | 10,357 | 15,694 |
| 2028 Households | 6,742 | 10,578 | 15,983 |
| 2010-2020 Annual Rate | 0.36% | 0.36% | 0.42% |
| 2020-2023 Annual Rate | 0.78% | 0.74% | 0.66% |
| 2023-2028 Annual Rate | 0.40% | 0.42% | 0.37% |
| 2023  Average Household Size | 2.37 | 2.43 | 2.47 |

The household count in this area has changed from 15,363 in 2020 to 15,694 in the current year, a change of 0.66% annually. The five-year projection of households is 15,983, a change of 0.37% annually from the current year total. Average household size is currently 2.47, compared to 2.49 in the year 2020. The number of families in the current year is 10,504 in the specified area.

2103 Veterans Blvd, Dublin, GA, 31021, USA

Rings: 3, 5, 10 mile radii

Latitude: 32.5446
Longitude: -82.9542

| | 3 mile | 5 mile | 10 mile |
|---|---|---|---|
| **Mortgage Income** | | | |
| 2023 Percent of Income for Mortgage | 22.1% | 22.4% | 20.2% |
| **Median Household Income** | | | |
| 2023 Median Household Income | $47,036 | $43,888 | $45,451 |
| 2028 Median Household Income | $52,095 | $49,475 | $51,231 |
| 2023-2028 Annual Rate | 2.06% | 2.43% | 2.42% |
| **Average Household Income** | | | |
| 2023 Average Household Income | $75,771 | $72,599 | $70,631 |
| 2028 Average Household Income | $87,190 | $83,424 | $81,219 |
| 2023-2028 Annual Rate | 2.85% | 2.82% | 2.83% |
| **Per Capita Income** | | | |
| 2023 Per Capita Income | $31,130 | $29,104 | $27,977 |
| 2028 Per Capita Income | $36,135 | $33,730 | $32,439 |
| 2023-2028 Annual Rate | 3.03% | 2.99% | 3.00% |
| **GINI Index** | | | |
| 2023 Gini Index | 47.9 | 48.8 | 47.1 |
| **Households by Income** | | | |

Current median  household income is $45,451 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $51,231 in five years, compared to $82,410 for all U.S. households

Current average household income is $70,631 in this area, compared to $107,008 for all U.S. households.  Average household income is projected to be $81,219 in five years, compared to $122,048 for all U.S. households

Current per capita income is $27,977 in the area, compared to the U.S. per capita income of $41,310.  The per capita income is projected to be $32,439 in five years, compared to $47,525 for all U.S. households

| | 3 mile | 5 mile | 10 mile |
|---|---|---|---|
| **Housing** | | | |
| 2023 Housing Affordability Index | 110 | 109 | 121 |
| 2010 Total Housing Units | 6,927 | 10,976 | 16,670 |
| 2010 Owner Occupied Housing Units | 3,507 | 5,512 | 9,182 |
| 2010 Renter Occupied Housing Units | 2,708 | 4,246 | 5,545 |
| 2010 Vacant Housing Units | 712 | 1,218 | 1,943 |
| 2020 Total Housing Units | 7,108 | 11,241 | 17,163 |
| 2020 Owner Occupied Housing Units | 3,368 | 5,356 | 9,139 |
| 2020 Renter Occupied Housing Units | 3,076 | 4,756 | 6,224 |
| 2020 Vacant Housing Units | 661 | 1,146 | 1,811 |
| 2023 Total Housing Units | 7,284 | 11,508 | 17,532 |
| 2023 Owner Occupied Housing Units | 3,680 | 5,877 | 9,765 |
| 2023 Renter Occupied Housing Units | 2,929 | 4,480 | 5,929 |
| 2023 Vacant Housing Units | 675 | 1,151 | 1,838 |
| 2028 Total Housing Units | 7,408 | 11,696 | 17,770 |
| 2028 Owner Occupied Housing Units | 3,818 | 6,086 | 10,089 |
| 2028 Renter Occupied Housing Units | 2,924 | 4,491 | 5,894 |
| 2028 Vacant Housing Units | 666 | 1,118 | 1,787 |
| **Socioeconomic Status Index** | | | |
| 2023 Socioeconomic Status Index | 43.4 | 42.0 | 42.5 |

Currently, 55.7% of the 17,532 housing units in the area are owner occupied; 33.8%, renter occupied; and 10.5% are vacant.  Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant.  In 2020, there were 17,163 housing units in the area and 10.6% vacant housing units.  The annual rate of change in housing units since 2020 is 0.66%. Median home value in the area is $152,446, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 1.36% annually to $163,080.

**Data Note:** Income is expressed in current dollars.  Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 03, 2024