



# DUBLIN SHOPPING CENTER

## LOCATION

2103 VETERANS BLVD.,  
DUBLIN, GA, 31021

## YEAR BUILT

1991

## SIZE

232,217 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**

**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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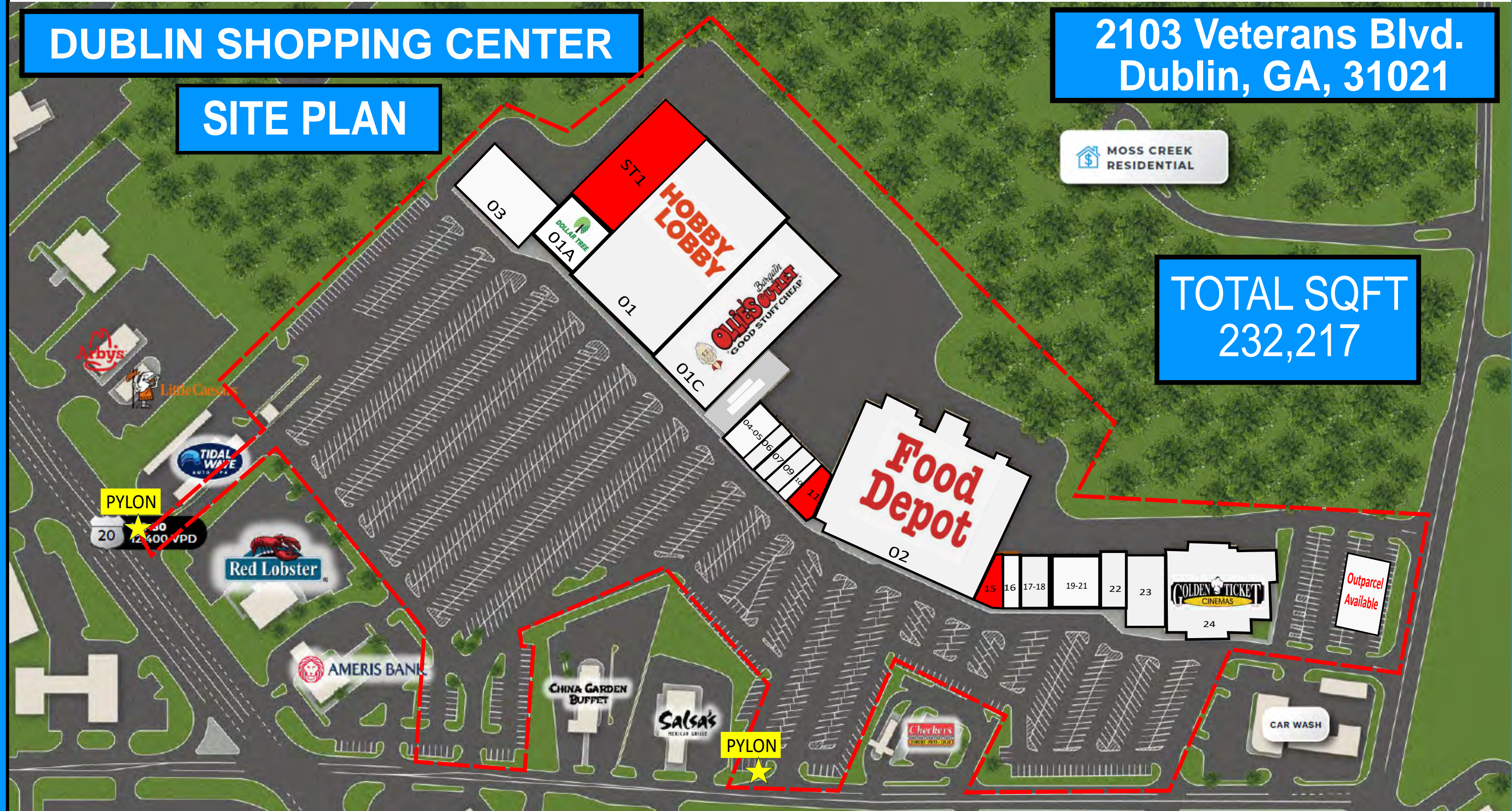
# DUBLIN SHOPPING CENTER

## SITE PLAN

2103 Veterans Blvd.  
Dublin, GA, 31021

MOSS CREEK  
RESIDENTIAL

TOTAL SQFT  
232,217



LIST OF TENANTS

Suites	Tenants	Sq. Ft.	Suites	Tenants	Sq. Ft.	Suites	Tenants	Sq. Ft.	Suites	Tenants	Sq. Ft.
01	Proposed Hobby Lobby	54,980	03	Daiso (Opening Soon)	10,626	10	Cricket Wireless	900	19-21	VA Outpatient Pharmacy	6,462
01A	Dollar Tree	9,000	04-05	Restaurant (Opening Soon)	2,800	11	Vacant	2,440	22	Rent-A-Center	2,730
ST1	Vacant	11,984	06	Republic Finance	1,750	15	Vacant	2,131	23	The Beauty	6,000
01C	Ollie's Bargain Outlet	33,465	07	Kobe Japanese	1,762	16	Convenience Store (Opening Soon)	1,400	24	Golden Ticket Cinema	20,734
02	Food Depot	58,153	09	Tobacco and Vape Store	2,100	17-18	Tasty Wings & Seafood	2,800			

# DUBLIN SHOPPING CENTER

**Food Depot** **GOLDEN TICKET CINEMAS** **it'sfashionmetro**  
**OLLIE'S Bargain OUTLET** **DOLLAR TREE** **R&C** **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**

**CAR WASH**  
**Checkers**  
**Salsa's MEXICAN GRILL**  
**CHINA GARDEN BUFFET**  
**AMERIS BANK**  
**Red Lobster**

**petsense**

**Advance! Auto Parts**

**Starbucks**

**MATTRESS FIRM**

**Walgreens**

**Applebee's**

**Chick-fil-E**

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

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

**DAIRY QUEEN**

**FP**

**CHEVROLET**

**1st FIRST LAURENS**

**NISSAN**

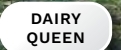
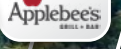
US-80  
 12,400 VPD  
 20

**Waffle House**

**jiffylube**

**FIREHOUSE SUBS**

**K**



Dublin HS  
544 students

CAR WASH

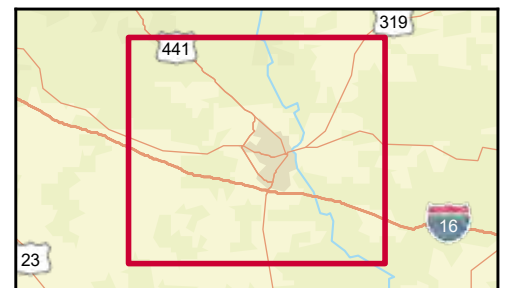
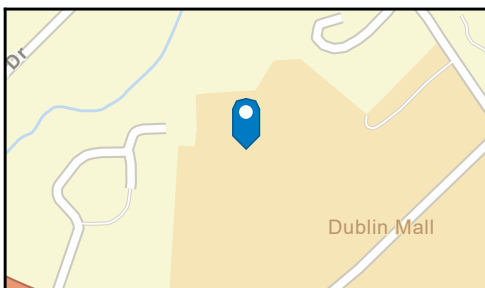
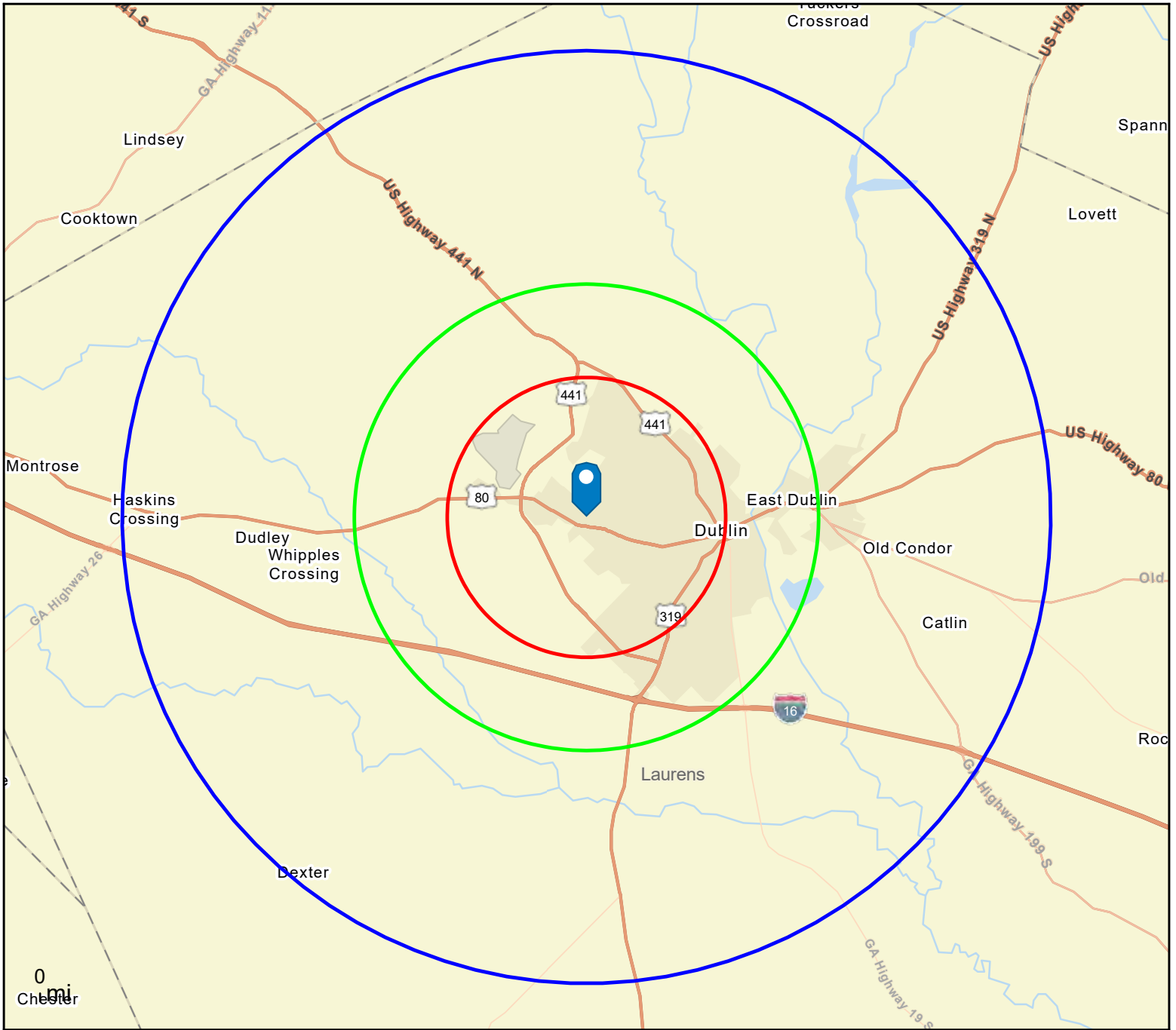


20 US-80  
12,400 VPD



2103 Veterans Blvd, Dublin, GA, 31021, USA  
Ring: 3 mile radius

Latitude: 32.5446  
Longitude: -82.9542





# Executive Summary

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
<b>Population</b>			
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

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

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.

**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.



# Executive Summary

2103 Veterans Blvd, Dublin, GA, 31021, USA  
Rings: 3, 5, 10 mile radii

Latitude: 32.5446  
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	3 mile	5 mile	10 mile
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	22.1%	22.4%	20.2%
<b>Median Household Income</b>			
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%
<b>Average Household Income</b>			
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%
<b>Per Capita Income</b>			
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%
<b>GINI Index</b>			
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

<b>Housing</b>			
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
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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.

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