

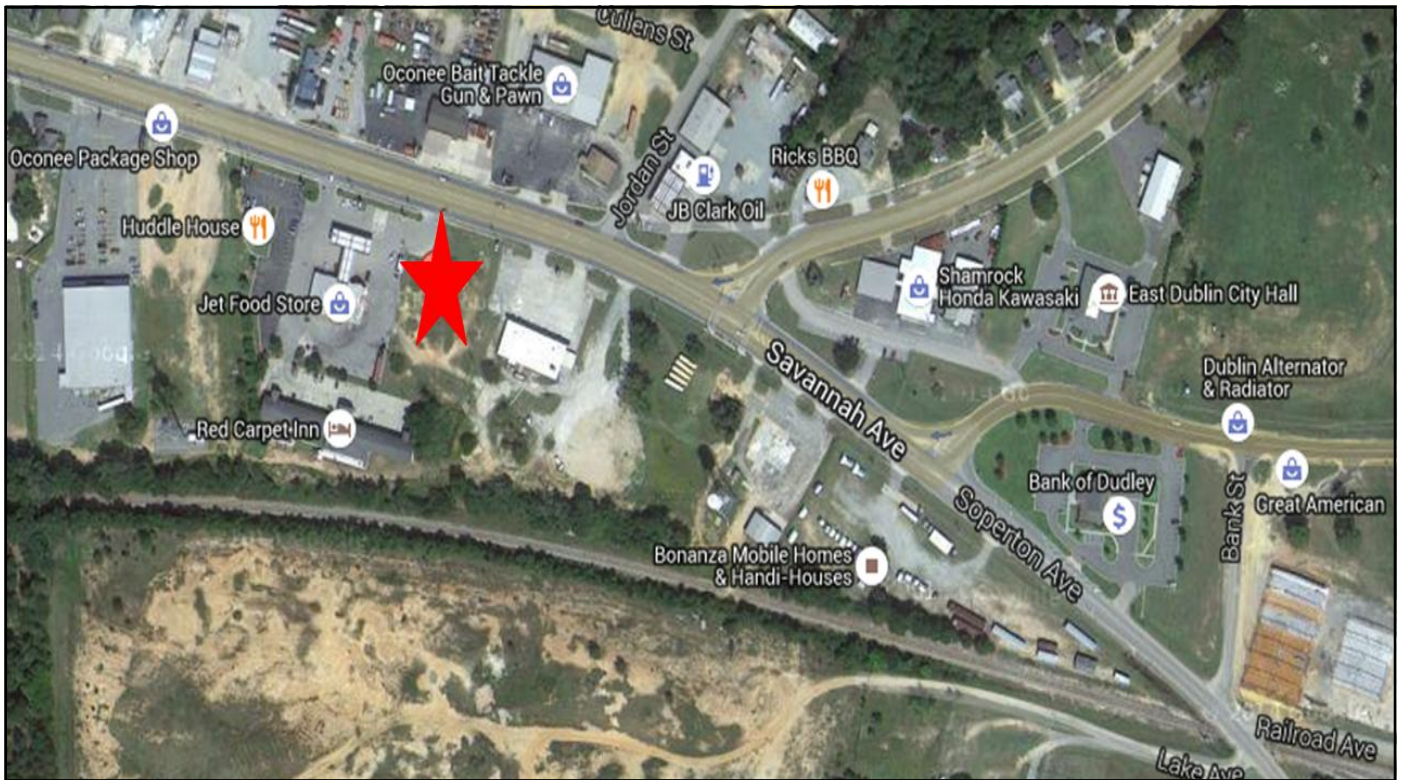
FOR SALE

1.29± Acre Commercial Development Site

739 B Central Drive
Dublin, Laurens County, Georgia 31021



EBERHARDT & BARRY INC



- Located adjacent to Church's Chicken and Jet Convenience Store
- 1.29± Acres
- Topography: Flat, road grade
- All utilities available to site
- Zoned C3

SALES PRICE: \$250,000

FOR MORE DETAILS CONTACT:

Created 5/9/16

GUY EBERHARDT - EXCLUSIVE AGENT
mcheek@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

Main 478-746-8171 Toll Free 800-926-0990
Fax 478-746-1362 Cell 478-955-4492
www.coldwellbankercommercialeb.com

990 Riverside Drive
Macon, GA 31201



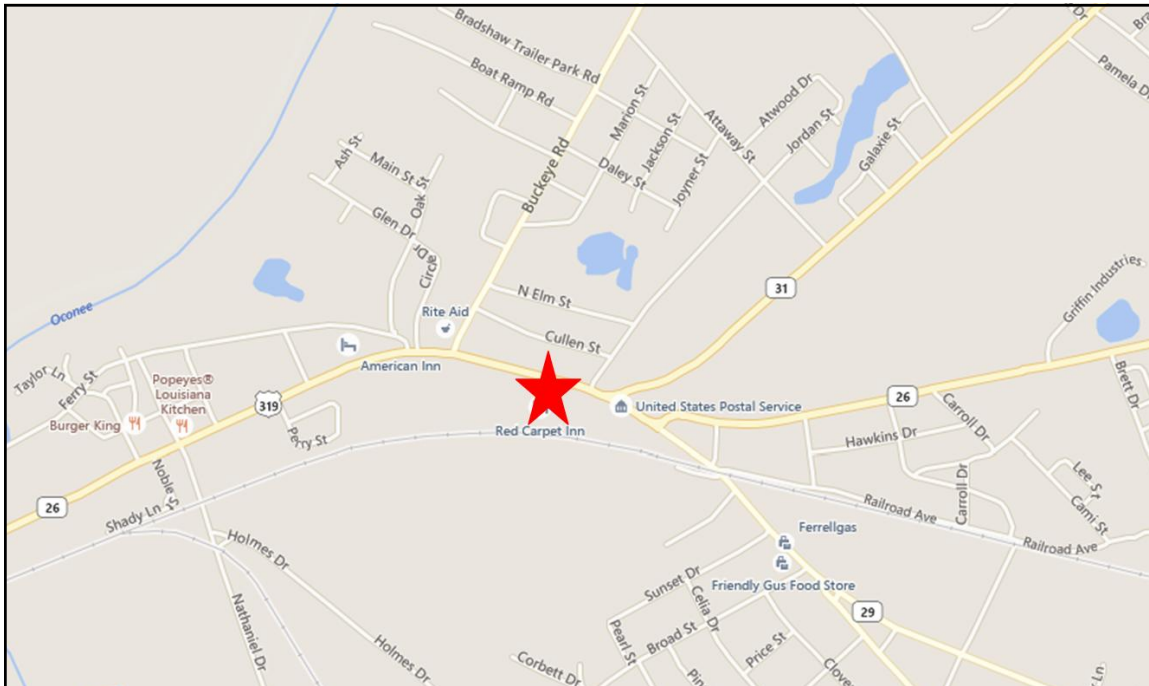
739 B Central Drive - Dublin, GA 31021

TOPOGRAPHIC MAP



739 B Central Drive - Dublin, GA 31021

MAPS





Demographic and Income Profile

Laurens County, GA 2
Geography: County

Prepared by Esri

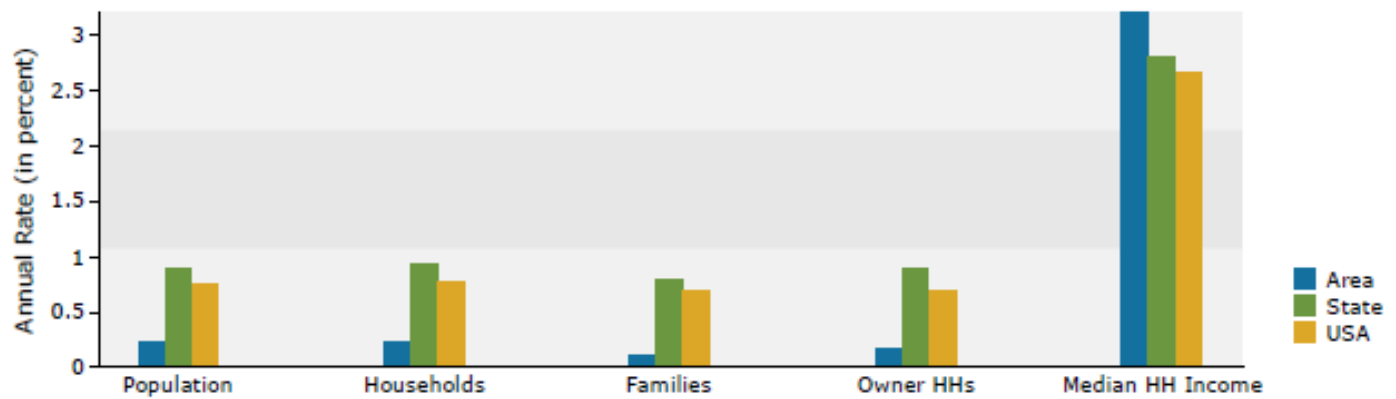
Summary	Census 2010	2015	2020			
Population	48,434	49,112	49,654			
Households	18,641	18,923	19,145			
Families	13,060	13,115	13,181			
Average Household Size	2.54	2.54	2.53			
Owner Occupied Housing Units	12,318	11,941	12,041			
Renter Occupied Housing Units	6,323	6,982	7,104			
Median Age	37.9	38.9	40.3			
Trends: 2015 - 2020 Annual Rate	Area	State	National			
Population	0.22%	0.90%	0.75%			
Households	0.23%	0.93%	0.77%			
Families	0.10%	0.80%	0.69%			
Owner HHs	0.17%	0.90%	0.70%			
Median Household Income	3.21%	2.80%	2.66%			
		2015	2020			
Households by Income		Number	Percent	Number	Percent	
<\$15,000		4,325	22.9%	4,097	21.4%	
\$15,000 - \$24,999		2,885	15.2%	2,288	12.0%	
\$25,000 - \$34,999		2,369	12.5%	2,043	10.7%	
\$35,000 - \$49,999		2,571	13.6%	2,694	14.1%	
\$50,000 - \$74,999		2,978	15.7%	3,489	18.2%	
\$75,000 - \$99,999		1,732	9.2%	2,222	11.6%	
\$100,000 - \$149,999		1,343	7.1%	1,398	7.3%	
\$150,000 - \$199,999		355	1.9%	511	2.7%	
\$200,000+		365	1.9%	403	2.1%	
Median Household Income		\$34,355		\$40,225		
Average Household Income		\$49,994		\$56,794		
Per Capita Income		\$19,343		\$21,979		
	Census 2010	2015	2020			
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,462	7.1%	3,356	6.8%	3,164	6.4%
5 - 9	3,489	7.2%	3,469	7.1%	3,356	6.8%
10 - 14	3,315	6.8%	3,357	6.8%	3,538	7.1%
15 - 19	3,535	7.3%	2,951	6.0%	3,257	6.6%
20 - 24	2,772	5.7%	3,113	6.3%	2,518	5.1%
25 - 34	5,893	12.2%	5,992	12.2%	5,773	11.6%
35 - 44	6,282	13.0%	6,049	12.3%	6,109	12.3%
45 - 54	6,820	14.1%	6,556	13.3%	6,292	12.7%
55 - 64	5,982	12.4%	6,449	13.1%	6,648	13.4%
65 - 74	3,834	7.9%	4,614	9.4%	5,284	10.6%
75 - 84	2,176	4.5%	2,284	4.7%	2,726	5.5%
85+	874	1.8%	922	1.9%	989	2.0%
	Census 2010	2015	2020			
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	29,355	60.6%	29,281	59.6%	29,092	58.6%
Black Alone	17,324	35.8%	17,905	36.5%	18,424	37.1%
American Indian Alone	100	0.2%	124	0.3%	148	0.3%
Asian Alone	483	1.0%	498	1.0%	519	1.0%
Pacific Islander Alone	4	0.0%	4	0.0%	4	0.0%
Some Other Race Alone	591	1.2%	616	1.3%	636	1.3%
Two or More Races	577	1.2%	684	1.4%	831	1.7%
Hispanic Origin (Any Race)	1,143	2.4%	1,184	2.4%	1,246	2.5%

Data Note: Income is expressed in current dollars.

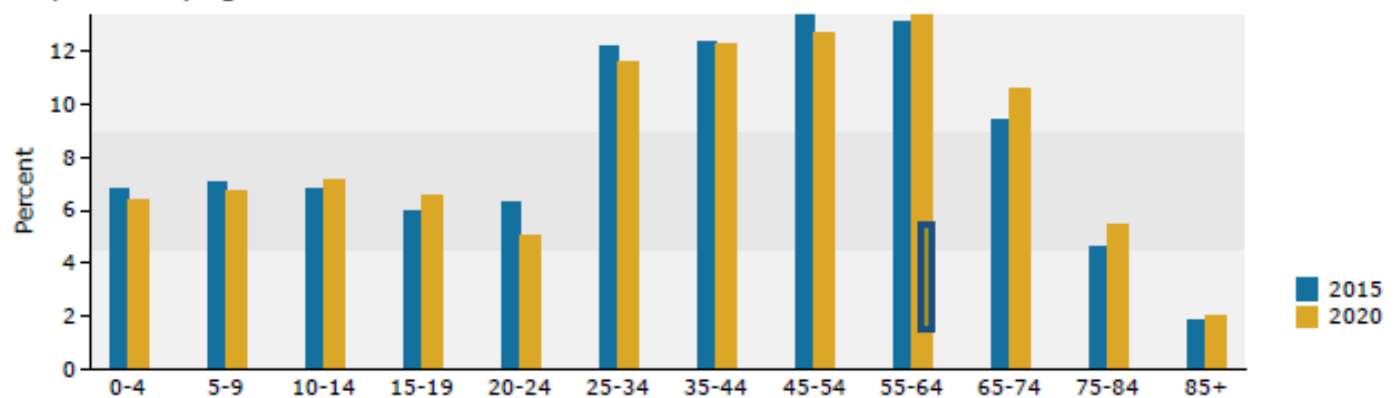
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

April 19, 2016

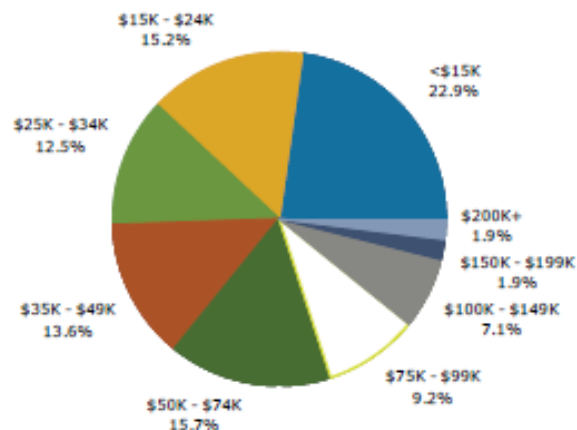
Trends 2015-2020



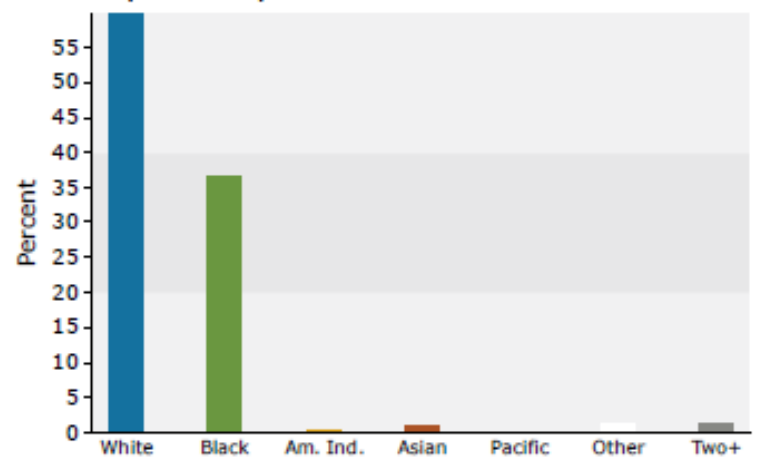
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 2.4%