

**FOR LEASE – 6,495 SF Medical Office**  
**606 Academy Avenue**  
**Dublin, GA 31021**



Summary

Area Info

Photos

Aerial



**CONTACT**

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PROPERTY INFORMATION

BUILDING

**Property Address:** 606 Academy Avenue  
Dublin, GA 31021

**County:** Laurens

**Year Built:** 1963

**Total Size:** 6,494 SF

**Available:** 6,494 SF

**Utilities:** All available

**Parking:** Side and rear parking

**Traffic Count:** Academy Avenue – 4,680 VPD

**Taxes:** \$2,048.20 (City)

SITE

**Site Size:** 0.61 Acres

**Parcel ID:** D16C 147

**Zoning:** Commercial

**Frontage:** 145'± ft on Academy Avenue

LEASE PRICE: \$6.00-\$8.00/PSF

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	6,346	18,800	26,584
Avg HH Income	\$48,688	\$76,781	\$79,556
Median Age	34.4	36.9	37.2

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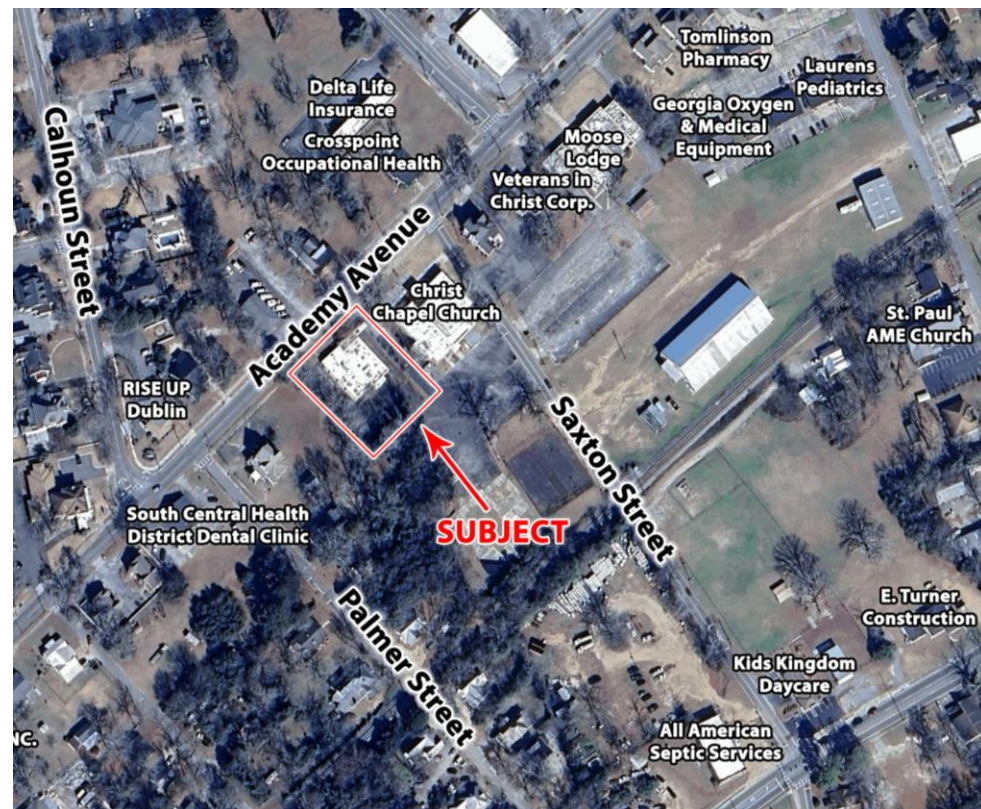
## PROPERTY INFORMATION

### NOTES

6,494 SF former radiology office. Floorplan consist of one x-ray room and 10 exam rooms. Situated on 0.61 acres with parking available on the sides and rear of building.

### LOCATION

Conveniently located within three miles from Fairview Park Hospital and the Veterans Medical Center. Minutes away from Downtown Dublin, other surrounding neighbors include Garbutt Construction Company, Christ Chapel Church, Delta Life, Alexander's Office Center, Moose Lodge, South Central Health District Dental Clinic, USPS, Piggly Wiggly, and many more retailers, medical/professional offices, and restaurants.



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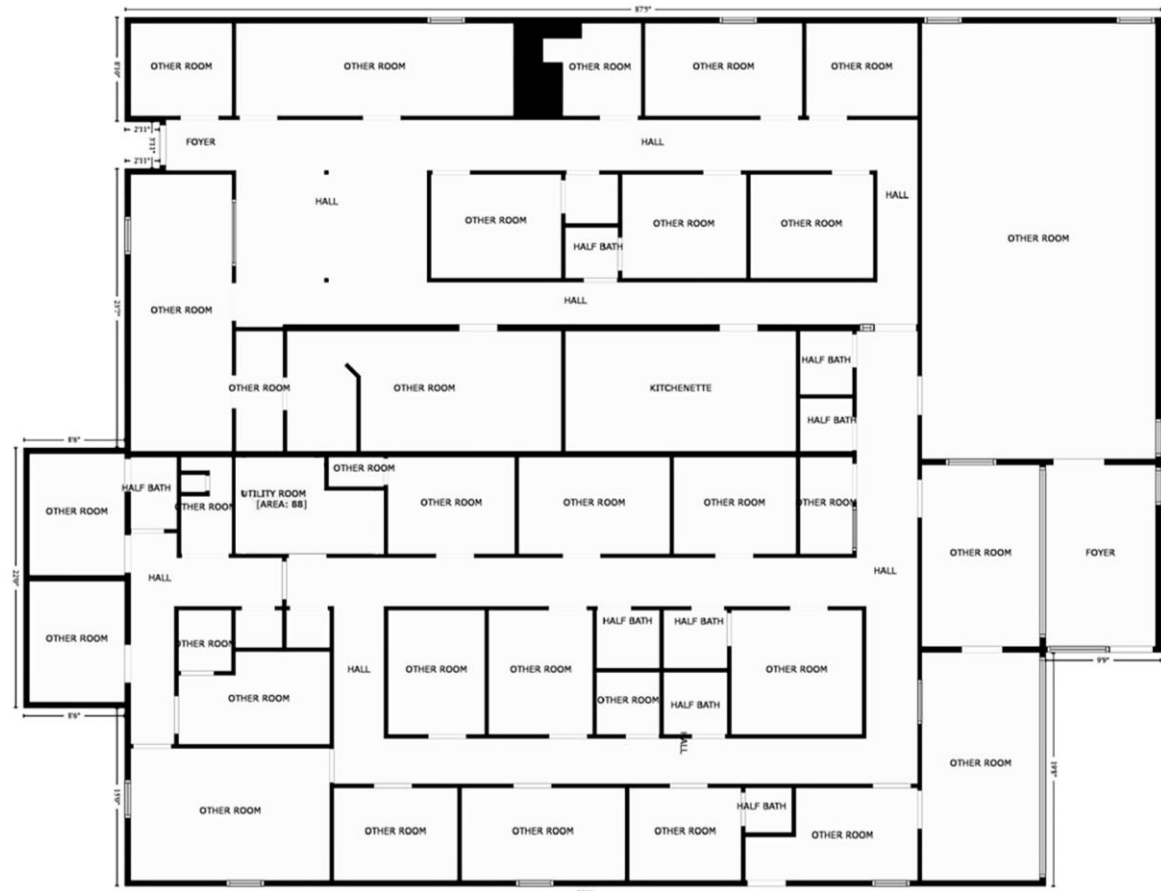


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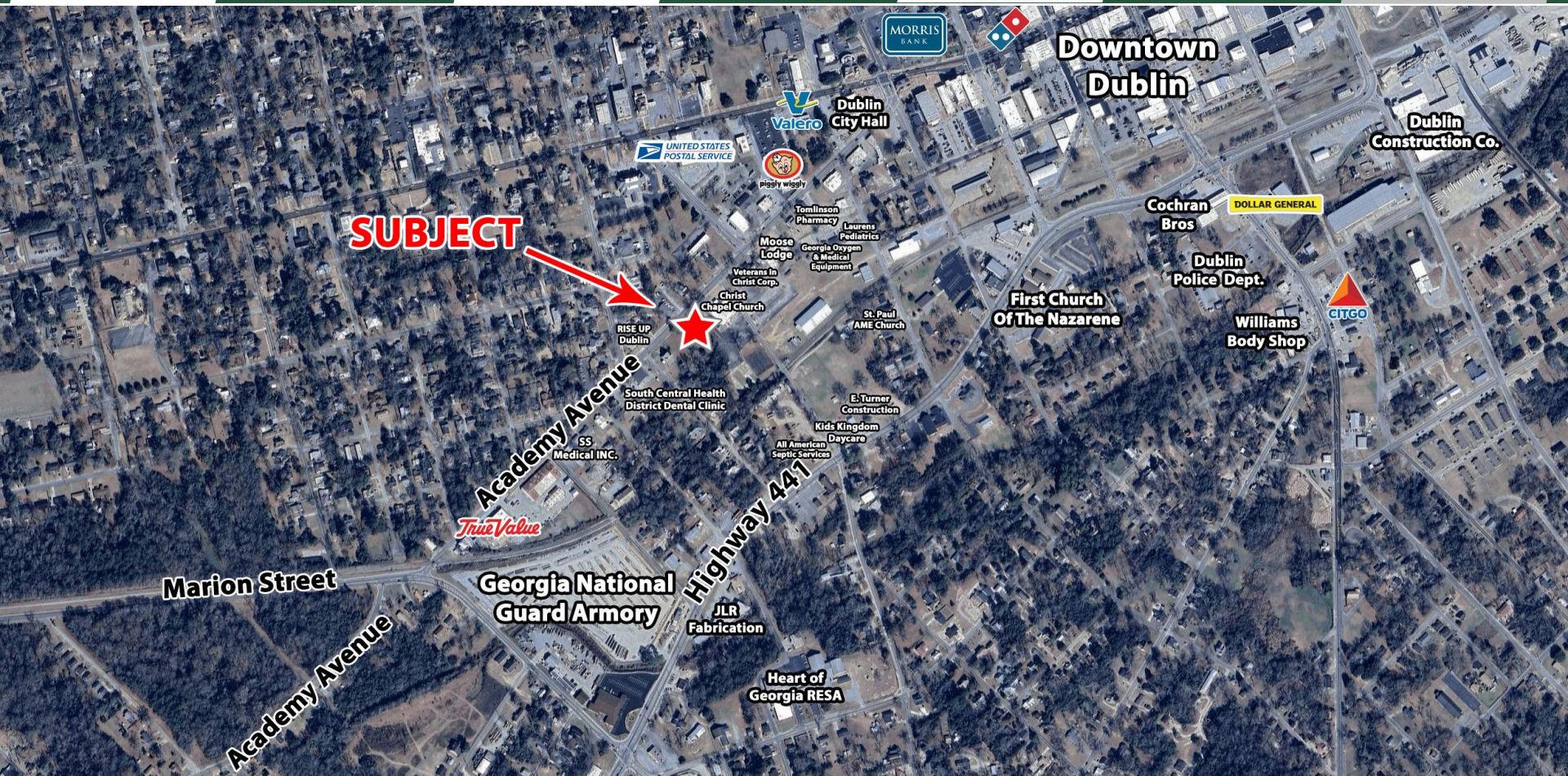


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