

# Medical/Professional Office For Sale

2201 Veterans Boulevard  
Dublin, GA 31021



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



**REDUCED PRICE: \$1,300,000 | ~~SALE PRICE: \$1,400,000~~**

## CONTACT

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PROPERTY INFORMATION

| BUILDING          |                                             |
|-------------------|---------------------------------------------|
| Property Address: | 2201 Veterans Boulevard<br>Dublin, GA 31021 |
| County:           | Laurens                                     |
| Total Size:       | 6025 SF                                     |
| Taxes:            | \$1,733.09 (2025 Estimated)                 |
| Utilities:        | All Available                               |
| Parking:          | Ample (115 Spaces)                          |
| Traffic Count:    | Veterans Blvd (US 80) – 13,400 VPD          |

| SITE              |                                 |          |          |
|-------------------|---------------------------------|----------|----------|
| Site Size:        | 1.66 AC                         |          |          |
| Parcel ID:        | D01F 012 A                      |          |          |
| Zoning:           | B-2 (Highway Oriented Business) |          |          |
| Demographics 2026 | 3 Mile                          | 5 Miles  | 10 Miles |
| Population        | 14,639                          | 25,234   | 39,101   |
| Avg HH Income     | \$93,304                        | \$92,953 | \$90,485 |
| Median Age        | 39.3                            | 38.3     | 38.1     |

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## SITE

Property provides an opportunity to position a medical or professional office user at a signalized location with pylon signage in a high traffic corridor. Site remodeled in 2021 and has ten Exam rooms, one X-Ray room, five Offices, two Reception areas, one Waiting room/Lobby, two Break rooms, and three restrooms. Ample parking with 115 spaces on side and rear of building.

## LOCATION

Property located in major commercial and retail corridor within Dublin. Quick access to Highway 441, Highway 80, and I-16. Site surrounded by notable neighbors such as Fairview Park Hospital, Carl Vinson VA Medical Center, Dublin VA Medical Center, Middle Georgia State University of Dublin, the Dublin Mall, Express Oil, Walmart, Red Lobster, , Golden Corral, Waffle House, Zaxby's, and many others.

## HIGHLIGHTS

- 182' of frontage on Veterans Boulevard (Highway 80)
- Located on signalized corner
- Large pylon sign on high traffic road
- Ten exam rooms, x-ray room, five offices, two reception areas, waiting room, two break rooms, and three restrooms



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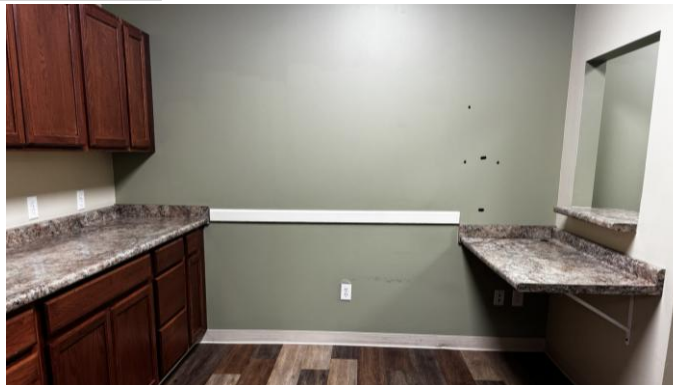
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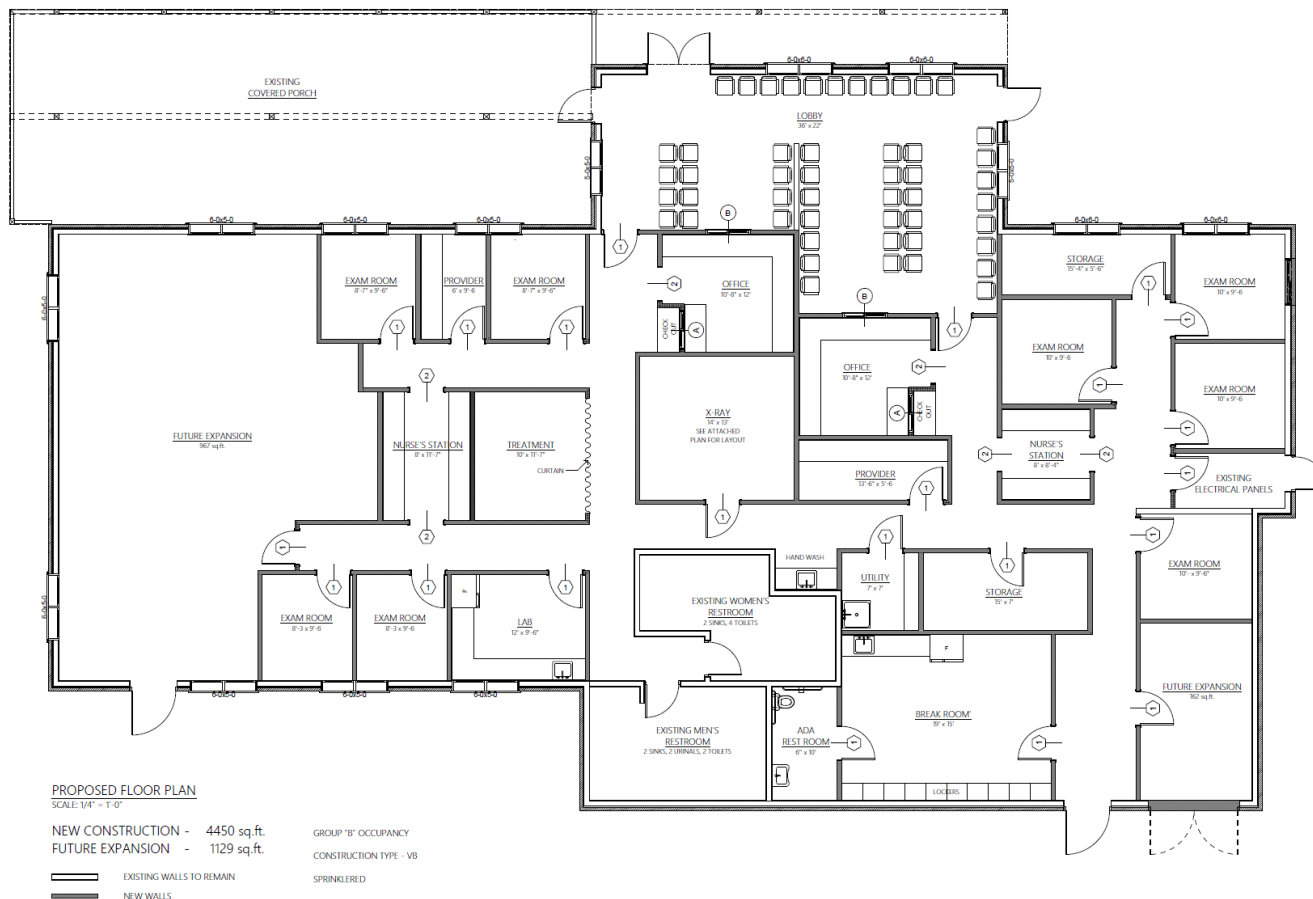
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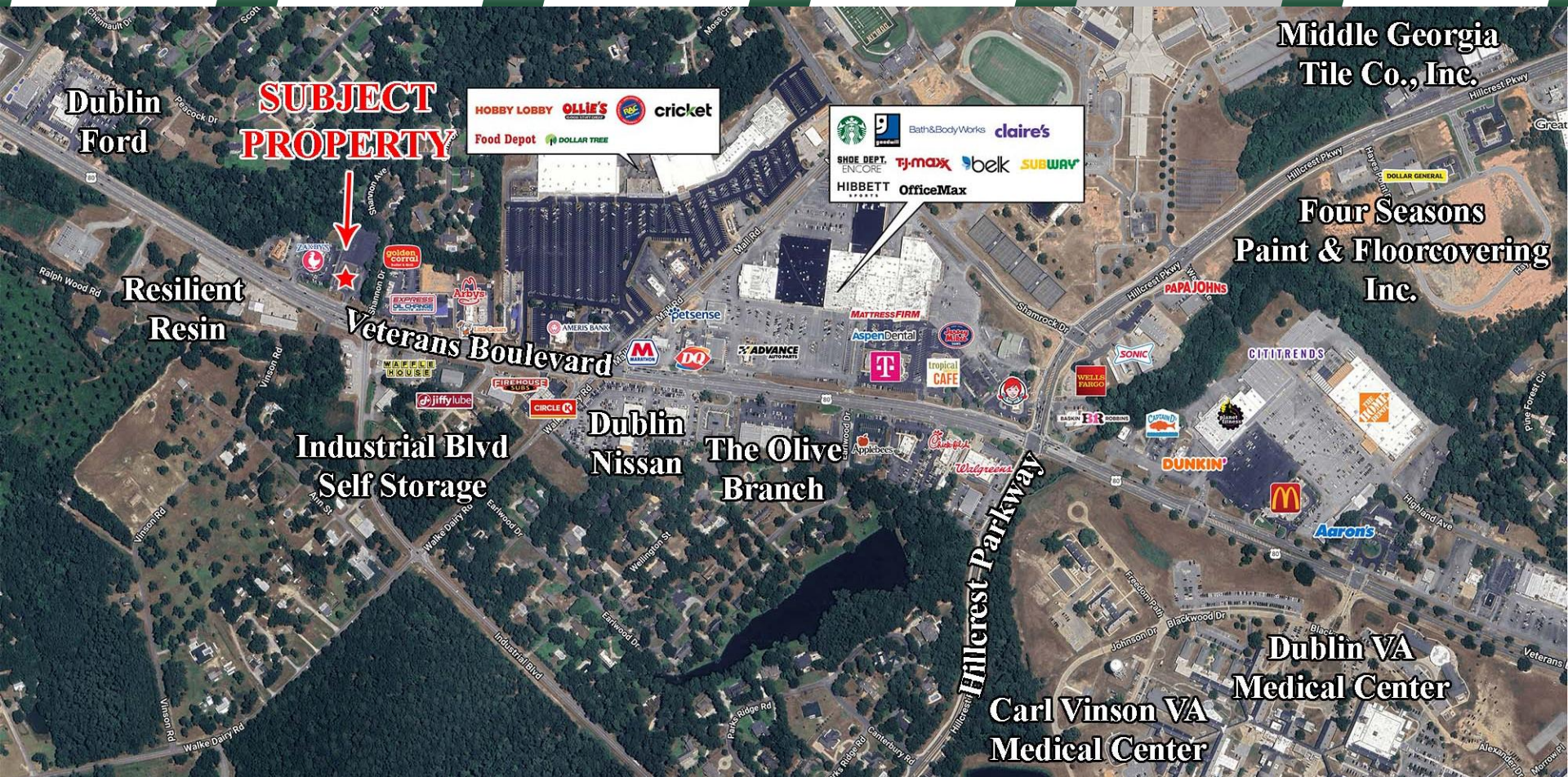


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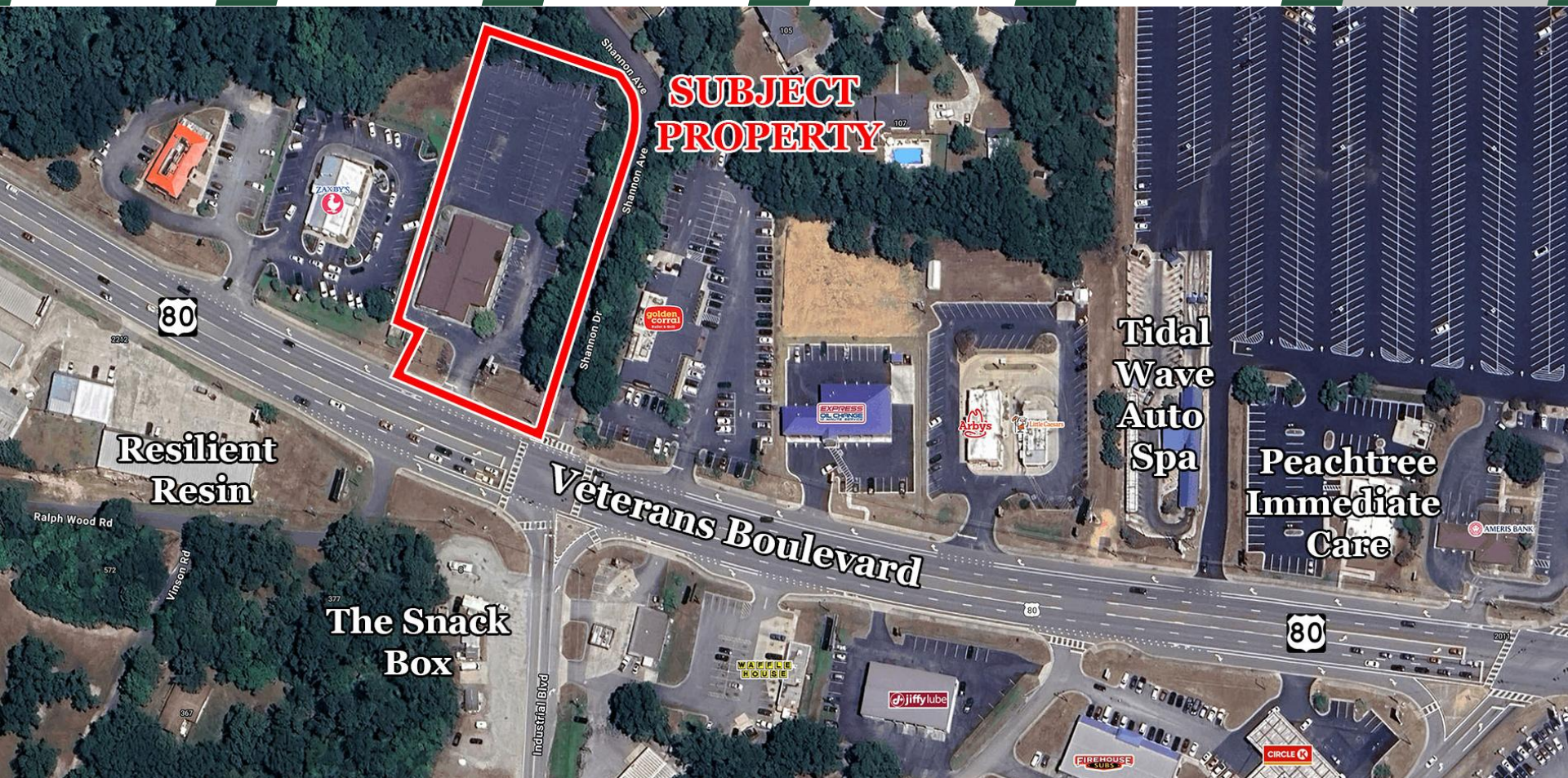
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