

Medical/Professional Office For Sale

2201 Veterans Boulevard
Dublin, GA 31021



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



REDUCED PRICE: \$1,300,000.00 | ~~SALE PRICE: \$1,400,000.00~~

CONTACT

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577 Mulberry St, Suite 1100
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PROPERTY INFORMATION

BUILDING

Property Address: 2201 Veterans Boulevard
Dublin, GA 31021

Year Built: 2000, Fully Renovated 2020

Total Size: 6,025 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

County: Laurens

Zoning: B-2 (Highway Oriented Business)

Demographics 2026	3 Miles	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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AREA INFORMATION

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 2020 and has ten (10) exam rooms, one (1) x-ray room, five (5) offices, two (2) reception areas, waiting room/lobby, two (2) break rooms, and three (3) 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 (10) exam rooms, one (1) x-ray room, five (5) offices, two (2) reception areas, waiting room/lobby, two (2) break rooms, and three (3) restrooms



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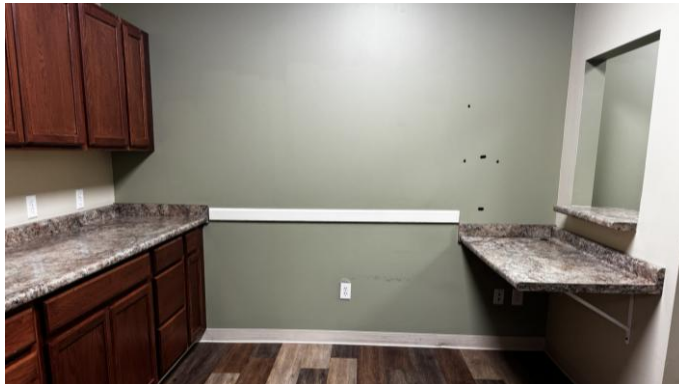
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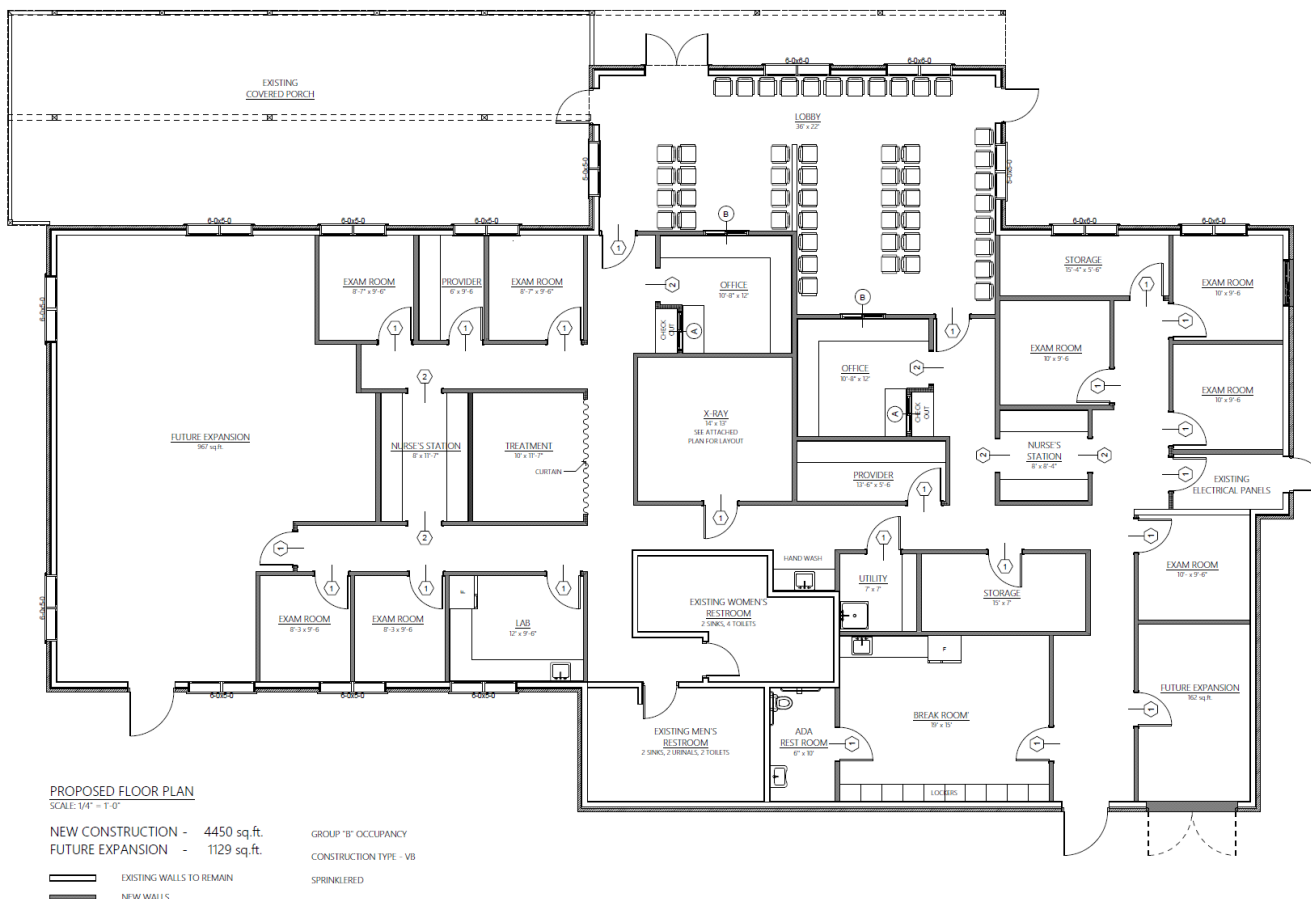
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*All measurements and all calculations of area are approximate and not guaranteed

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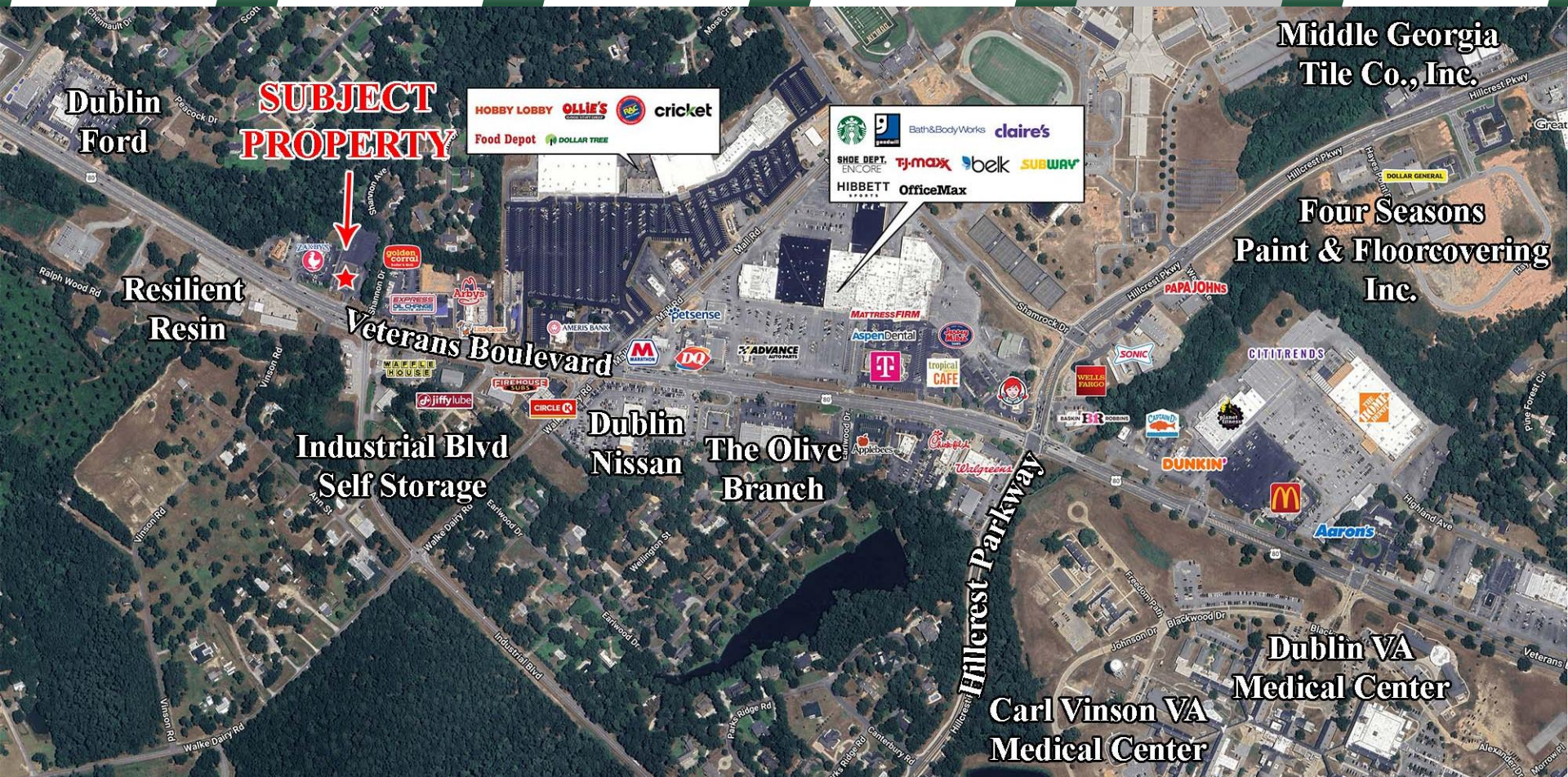


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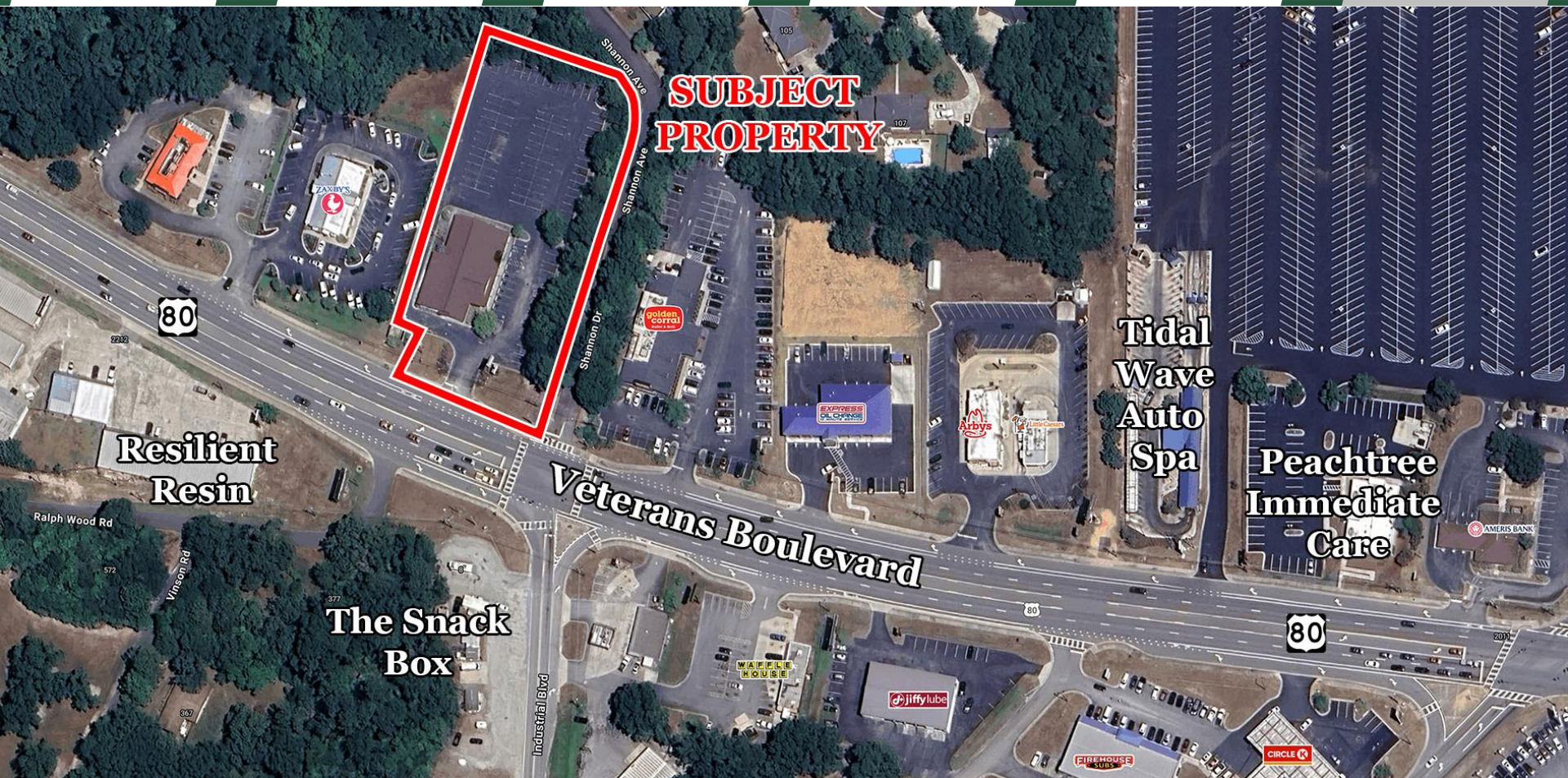
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