

# Former Sonny's BBQ For Sale

2201 Veterans Blvd  
Dublin, GA 31021



**Building Size:** 5,613 sf  
**Lot Size:** 1.66 acres  
**Built:** 2000  
**Parking:** 115 Spaces  
**Zoning:** PDE  
**Utilities:** All utilities available

**Property Taxes:** \$9,940.63

**Neighbors:** Golden Corral, Pickle Barrel, Red Lobster, Arby's, Advanced Auto, banks & other retail

**Traffic:** 12,100 VPD

**Notes:**

- Freestanding building in high traffic area with great visibility
- Corner, signalized lot
- Huge paved parking lot
- 4 HVAC units, gas heat, fireplace, 2 multi-fixtured restrooms, fire sprinkler system, 2 hood systems (22 ft & 14 ft), drive thru window and fully equipped (list available upon request)
- Lighted pylon signage and new LED parking lot lights
- Previously licensed for beer and wine sales
- Ideal location for restaurant, retail, office, medical office.
- Located 1 mile from Fairview Hospital
- Convenient to the industrial area, Fairview Hospital, VA Center, other medical offices, banks and the Dublin Mall.

~~**Sale Price: \$985,000**~~  
**REDUCED: \$575,000**

**FOR MORE  
INFORMATION  
CONTACT**

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**AERIAL**



2018 DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	1,500	13,831	23,971
Median Age	45.1	39.4	37.9
Average HH Income	\$87,162	\$63,565	\$57,749

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