

# Former Pharmacy For Sale & Lease

302 Industrial Blvd

Dublin, GA 31021



**Building Size:** 1,350 SF (Former Pharmacy located on corner lot)

**Lot Size:** 0.26 Acres

**Frontage:** 136'

**Zoning:** B-2

**Utilities:** All available (water, sewer)

**Traffic:** 9,193 Vehicles per day

**Property Taxes:** \$1,361.88 (2019)

**Topography:** Level

**Year Built:** 1989

**Notes:**

- High Traffic
- Great Visibility
- Less than 1/2 mile to Fairview Park Hospital
- Property features a drive-thru, front office, counter area, back storage & 1 restroom
- AC unit is 2 years old
- Original metal Roof
- Brick and metal studs
- Restricted from pharmacy non-compete for 2 years
- Ideal for coffee shop, bakery, sandwich shop, caterer office, liquor store & other retail

**Sale Price: \$175,000**

**Lease Price: \$1,500 NNN**

**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**

478-746-9421 (O)

478-960-4080 (C)

trip@fickling.com

**Patty Burns, CCIM, ALC**

478-746-9421 (O)

478-951-5100 (C)

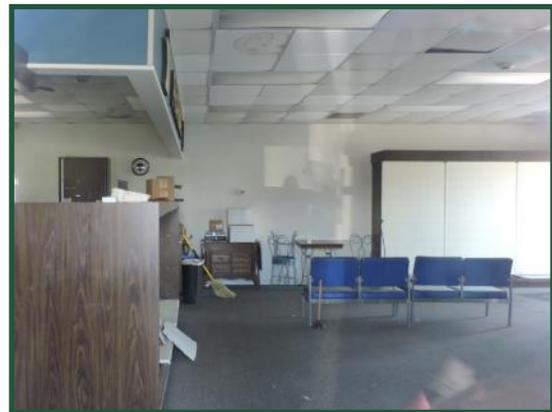
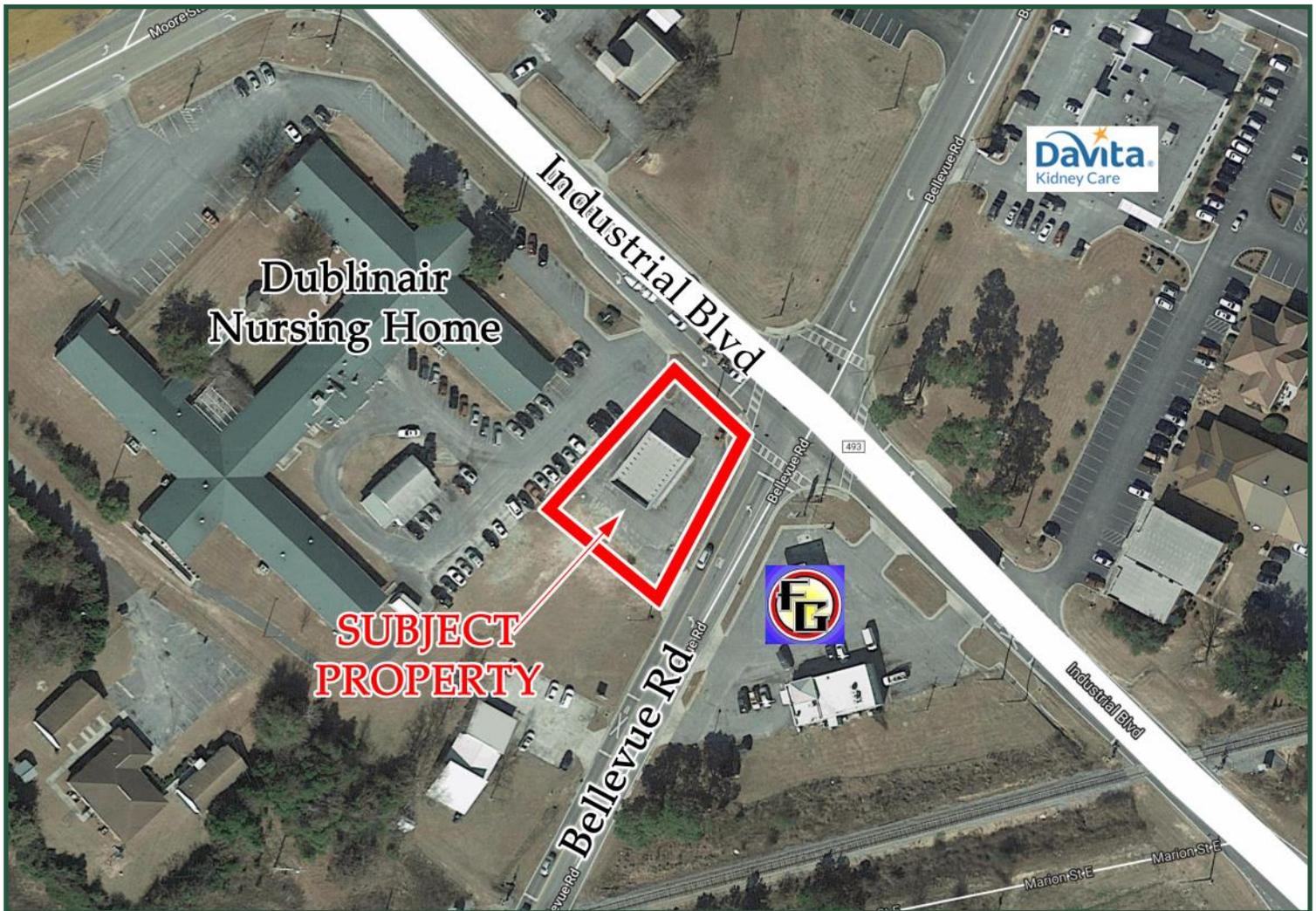
patty@fickling.com

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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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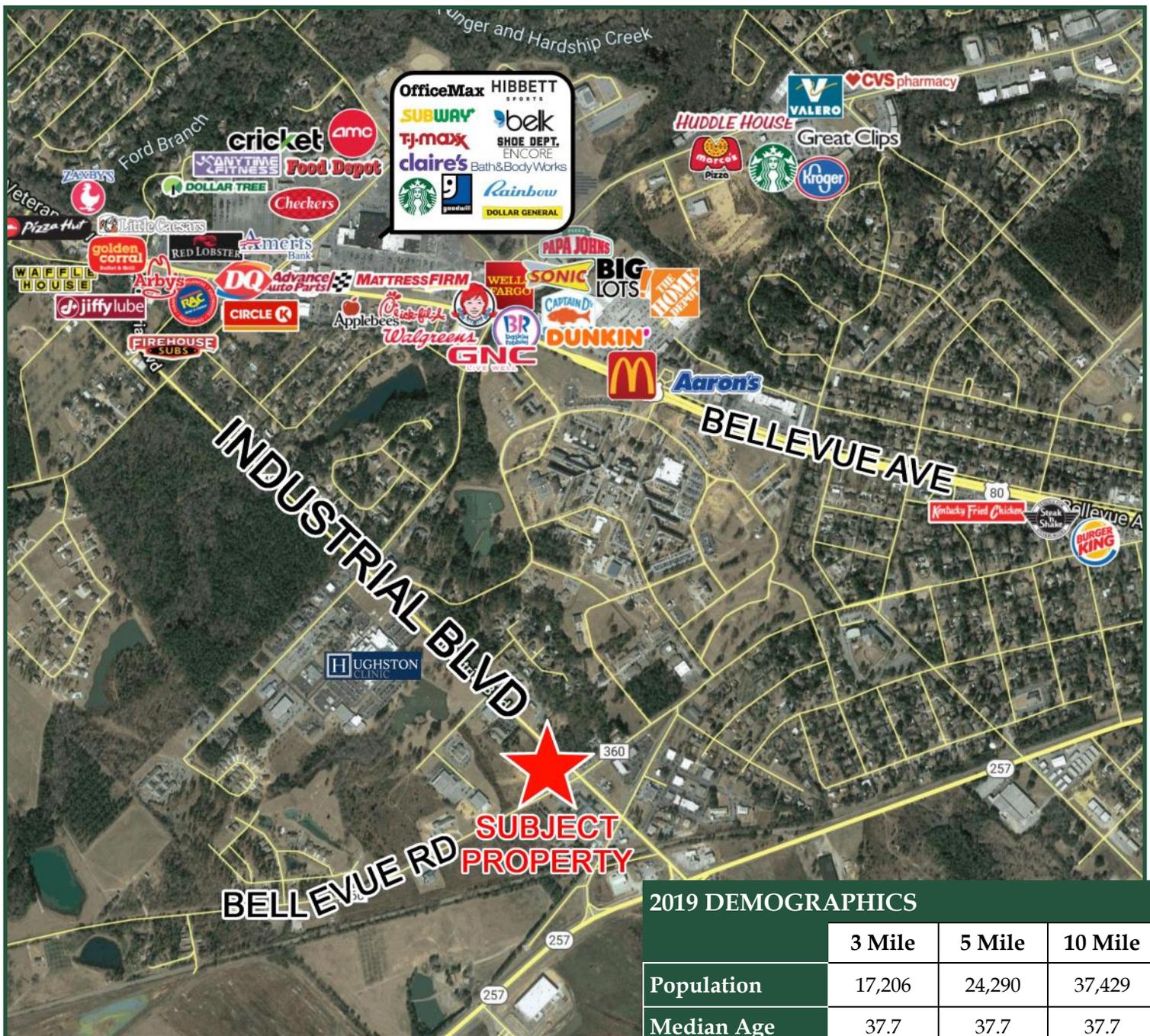
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### 2019 DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	17,206	24,290	37,429
Median Age	37.7	37.7	37.7
Average HH Income	\$52,429	\$54,269	\$55,222

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