

FOR LEASE – 1,460 SF Single Tenant Office Building
203 North Franklin Street
Dublin, GA 31021



Summary

Area Info

Photos

Aerial



LEASE PRICE: \$2,200/PER MONTH

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 203 North Franklin Street
Dublin, GA 31021

County: Laurens

Total Size: 1,460 SF

Available: **1,460 SF**

Year Built: 1997/Remodeled in 2024

Utilities: All Available

Parking: 13 Spaces/1 Handicap

Traffic Count: North Franklin Street – 11,724
North Washington Street - 822

SITE

Site Size: 0.31 AC Corner Lot

Parcel ID: D16B 166

Zoning: Commercial

Frontage: 113'ft on North Franklin Street
118'ft on East Gaines Street

LEASE PRICE: \$2,200/PER MONTH

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	4,515	18,752	26,392
Avg HH Income	\$59,779	\$77,611	\$79,955
Median Age	32.6	36.4	37.1

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NOTES

1,460 SF Single tenant office building available for lease. Ideal uses include attorney, accountant, insurance agency, tax services, or any professional office. Floorplan consists of four offices, two restrooms, and storage. Located on a .31-acre corner lot with thirteen parking spaces and one handicap space. Location offers great visibility.

SITE

Located in a high traffic area in Downtown Dublin at the corner of North Franklin Street and East Gaines Street. Surrounding neighbors include Dublin City Hall, Laurens County Courthouse, Smith Dixon Law Group, Dublin MVD Tag Office, Sammons Bracewell Insurance, Dublin Outdoors & Powersports, Pitts Toyota, Family Dollar, Piggly Wiggly, Company Supply, Your Pie, and many more professional/government offices, and restaurants.



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