



INVESTMENT OPPORTUNITY

1511 RICE AVENUE
DUBLIN, GA 31021
LAURENS COUNTY

±1,484 SF
±0.34 AC

ASKING PRICE:
\$1,200,000



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PROPERTY INFORMATION

- ±1,484 SF auto service building situated on ±.34 acre.
- 14-Year Term Remaining
- NOI: \$60,000
- Built: 2023
- Zoned: Commercial
- Located approximately 1.1 miles from Middle Georgia State University and Carl Vinson VA Medical Center.
- Traffic Count:
Rice Avenue – 12,500 VPD
- Additional Strickland Brothers property in Dublin also available for purchase. Call agent for details.



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THE STRICKLAND BROTHERS

Founded in 2016 by Justin Strickland, an oil change technician with a dream and \$35,000 lent by his paw-paw, Strickland Brothers began as a full-service gas station focused on old-fashioned customer care. Named after his sons, Tate and Beckett, it grew into Strickland Brothers 10 Minute Oil Change. Today, we are the only national chain still led by its founder, committed to putting customers first.

Strickland Brothers has achieved a massive national scale in a remarkably short timeframe. As of early 2026, the company has grown to nearly 300 locations across 27 states. This rapid ascent is backed by a staggering 658% three-year growth rate, securing them a consistent spot on the Prestigious Inc. 5000 list for five consecutive years.

Market Dominance: System-wide sales have skyrocketed, reaching \$167 million in 2024, up from just \$27 million in 2021 – a massive 138% jump in sales growth over just two years.

Expansion Momentum: The brand recently secured a \$360 million financing package in January 2026 to fuel even further acquisitions and national footprint expansion.

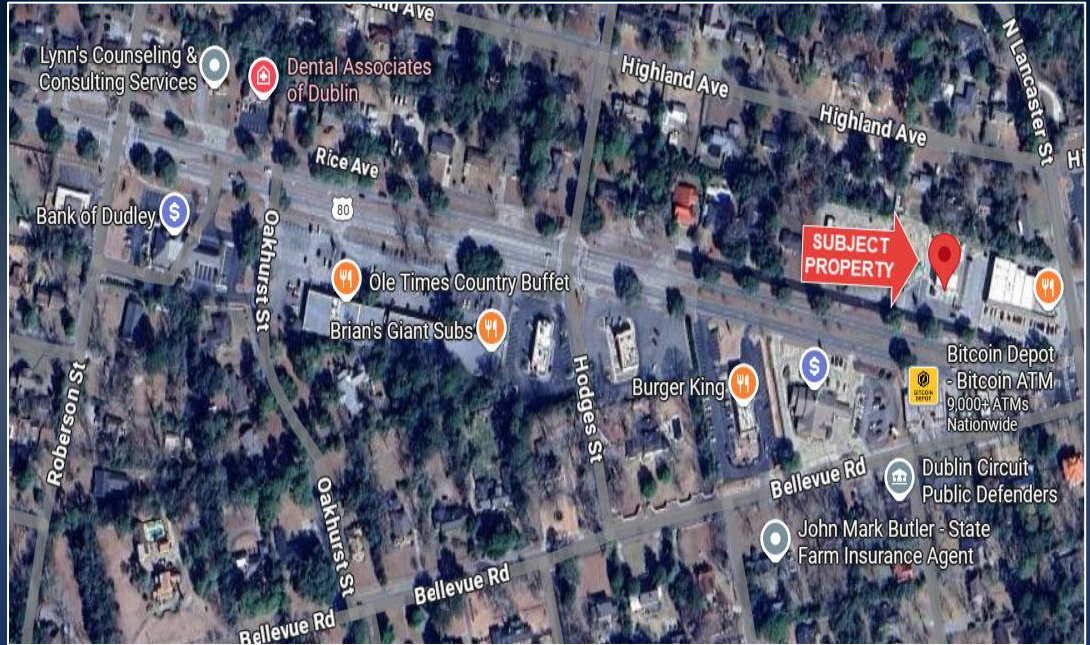
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MAP

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>
Population 2019:	5,137	19,582
Population Estimate 2025:	5,205	19,796
Household 2019:	2,164	7,714
Household estimate 2025:	2,188	7,759
Average HH Income 2019:	\$67,638	\$71,782
Average HH Income 2025:	\$73,879	\$77,832



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