

# COMMERCIAL LAND FOR SALE OR GROUND LEASE

1801 ACADEMY AVENUE  
DUBLIN, GA 31040  
LAURENS COUNTY

±3.32 ACRES

LAND LEASE BASED ON:  
\$95,000/ACRE

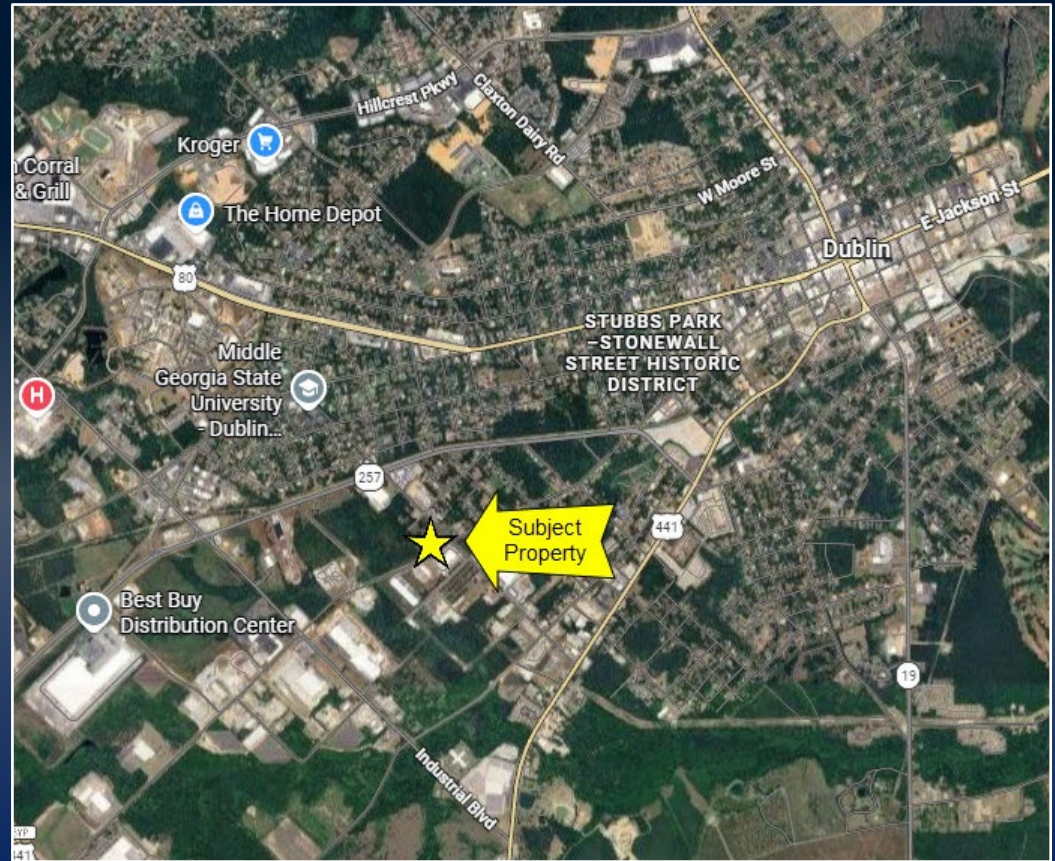


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## PROPERTY INFORMATION

- ±3.32 Acres
- All utilities available
- Zoned industrial
- Level lot with strong development potential
- Ample frontage provides strong exposure and signage opportunities
- Flexible development opportunity for a variety of commercial uses
- High visibility along a well-traveled commercial route
- Convenient access to major roadways and local amenities
- Call agent for possible built-to-suit options



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