

## RESTAURANT / TAVERN SPACE

**4,800± SF**

104 Westcliff Blvd.  
Warner Robins, Houston County, GA 31093



**FOR SALE**

**SALES PRICE: \$425,000**

**PATRICK BARRY - EXCLUSIVE AGENT**  
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**Coldwell Banker Commercial**  
**Eberhardt & Barry**  
990 Riverside Drive  
Macon, Georgia 31201  
(478) 746-8171



## PROPERTY OVERVIEW

104 Westcliff Blvd.  
Warner Robins, GA 31093

<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 4,800± SF Restaurant Space</li> <li>• Commercial kitchen w/ equipment &amp; Dining/Bar Equipment included (see pg. 3 for detailed list)</li> <li>• 2 3-fixture restrooms</li> <li>• Small office w/ furniture</li> <li>• Beer tap dispenser, large bar, gaming area, stage</li> </ul>
<b>LAND:</b>	.42± Acres
<b>YEAR BUILT:</b>	1978
<b>EFFECTIVE YEAR BUILY:</b>	1988
<b>PROPERTY TAX BILL:</b>	2019 - \$1,087.28
<b>EXTERIOR:</b>	Brick
<b>ROOF:</b>	Tar and Gravel
<b>WALLS:</b>	Interior - Paneling; Height - 12'
<b>FLOORING:</b>	Reinforced Concrete / Carpet
<b>CEILING/LIGHTING:</b>	Acoustical tile ceilings with recessed fluorescent features
<b>HVAC:</b>	Central heat and air conditioning
<b>PARKING:</b>	40 striped spaces w/ additional parking available
<b>SIGNAGE:</b>	Front signage included
<b>ZONING:</b>	C2
<b>SALES PRICE:</b>	<b>\$425,000</b>



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<p><b>Commercial Kitchen:</b></p>	<ul style="list-style-type: none"> <li>• Includes: <ul style="list-style-type: none"> <li>• Prep table</li> <li>• Drink station</li> <li>• Dishwashing station</li> <li>• Flat top burners</li> <li>• 2 2-bay frying station</li> <li>• Carbonated beverage dispenser and equipment</li> <li>• Walk-in cooler</li> <li>• Walk-in freezer</li> <li>• Warming tables</li> <li>• Alcohol included, if licensed</li> </ul> </li> </ul>
<p><b>Dining Room / Bar Equipment:</b></p>	<ul style="list-style-type: none"> <li>• Includes : <ul style="list-style-type: none"> <li>• 11 barstools</li> <li>• 15 outdoor chairs</li> <li>• 6 outdoor tables</li> <li>• 48 High-top chairs</li> <li>• 10 High-top tables</li> <li>• 31 chairs</li> <li>• 7 tables</li> <li>• 4 booths w/ side tables</li> <li>• 7 TVS</li> <li>• 7 dartboards</li> <li>• Cornhole boards</li> <li>• 3 billiard tables</li> <li>• Stage with lightening and sound equipment included</li> <li>• Security system (indoor and outdoor cameras)</li> <li>• Gaming equipment available, if licensed</li> </ul> </li> </ul>





## PHOTOS

104 Westcliff Blvd.  
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[CBCMACON.COM](http://CBCMACON.COM)

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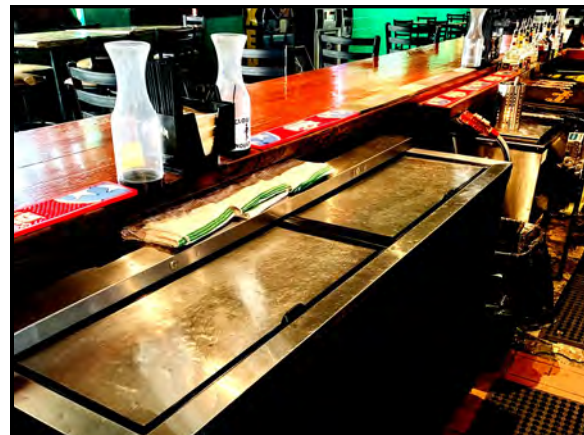
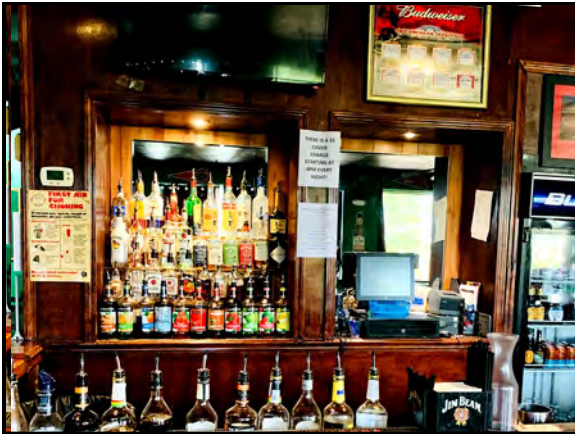
**COLDWELL  
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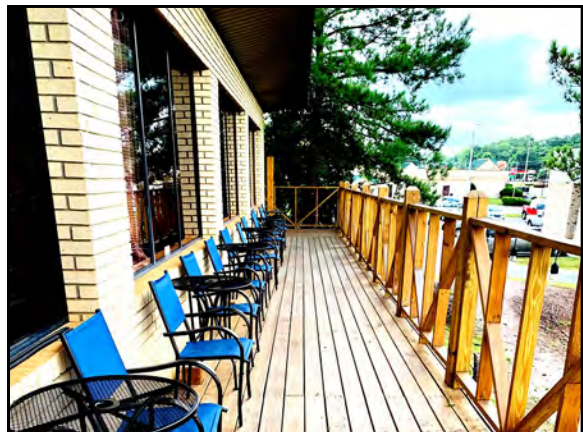
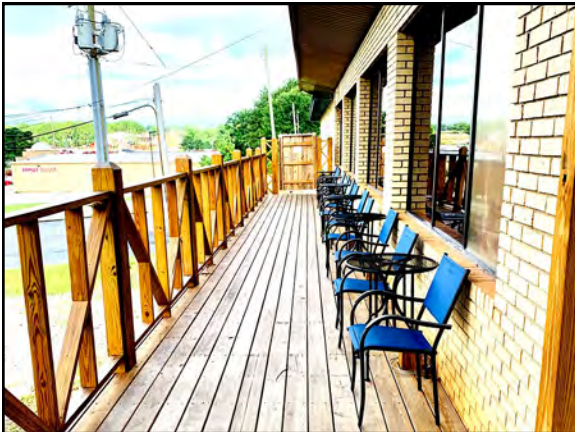






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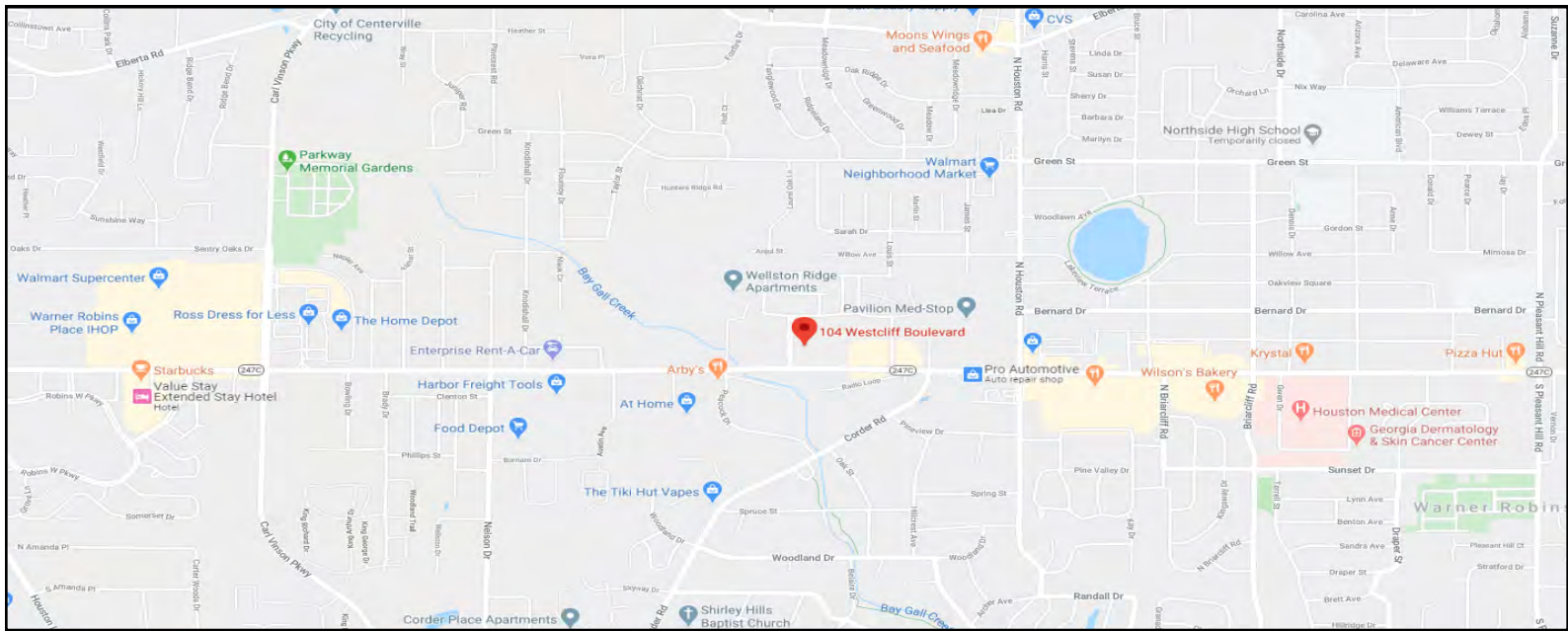






# MAPS

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# INFOGRAPHICS - 1 Mile

104 Westcliff Blvd.  
Warner Robins, GA 31093

## KEY FACTS

7,483

Population

38.1

Median Age



Average Household Size

\$40,319

Median Household Income

## BUSINESS



388

Total Businesses



3,272

Total Employees

## INCOME



\$40,319

Median Household Income



\$23,623

Per Capita Income



\$43,024

Median Net Worth

## EDUCATION

11%

No High School Diploma



29%

High School Graduate



40%

Some College



20%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



57%

White Collar



19%

Blue Collar



23%

Services

6.7%

Unemployment Rate

## Households By Income

The largest group: \$50,000 - \$74,999 (21.5%)

The smallest group: \$200,000+ (1.2%)

Indicator ▲	Value	Difference	
<\$15,000	10.1%	+2.0%	
\$15,000 - \$24,999	17.0%	+6.6%	
\$25,000 - \$34,999	17.9%	+7.4%	
\$35,000 - \$49,999	11.6%	+0.7%	
\$50,000 - \$74,999	21.5%	+1.4%	
\$75,000 - \$99,999	10.3%	-2.7%	
\$100,000 - \$149,999	8.7%	-8.5%	
\$150,000 - \$199,999	1.6%	-4.3%	
\$200,000+	1.2%	-2.8%	





# INFOGRAPHICS - 3 Mile

104 Westcliff Blvd.  
Warner Robins, GA 31093

## KEY FACTS

61,745  
Population



2.5  
Average Household Size

35.3  
Median Age

\$45,635  
Median Household Income

## EDUCATION

12%  
No High School Diploma



33%  
High School Graduate



35%  
Some College



20%  
Bachelor's/Grad/Prof Degree

## BUSINESS



2,344  
Total Businesses



25,815  
Total Employees

## EMPLOYMENT



White Collar



Blue Collar



Services

5.9%  
Unemployment Rate

## INCOME



\$45,635  
Median Household Income



\$24,259  
Per Capita Income



\$40,106  
Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (20.3%)

The smallest group: \$200,000+ (2.1%)

Indicator ▲	Value	Difference	
<\$15,000	11.2%	+3.1%	
\$15,000 - \$24,999	15.2%	+4.8%	
\$25,000 - \$34,999	13.9%	+3.4%	
\$35,000 - \$49,999	12.7%	+1.8%	
\$50,000 - \$74,999	20.3%	+0.2%	
\$75,000 - \$99,999	10.6%	-2.4%	
\$100,000 - \$149,999	10.6%	-6.6%	
\$150,000 - \$199,999	3.4%	-2.5%	
\$200,000+	2.1%	-1.9%	





# INFOGRAPHICS - 5 Mile

104 Westcliff Blvd.  
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## KEY FACTS

107,558

Population



Average Household Size

35.3

Median Age

\$55,245

Median Household Income

## BUSINESS



3,017

Total Businesses



52,179

Total Employees

## INCOME



\$55,245

Median Household Income



\$27,389

Per Capita Income



\$76,871

Median Net Worth

## EDUCATION

9%

No High School Diploma



30%

High School Graduate



36%

Some College



25%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



60%

White Collar



24%

Blue Collar



16%

Services

5.0%

Unemployment Rate

## Households By Income

The largest group: \$50,000 - \$74,999 (20.5%)

The smallest group: \$200,000+ (3.1%)

Indicator ▲	Value	Difference	
<\$15,000	8.6%	+0.5%	
\$15,000 - \$24,999	12.1%	+1.7%	
\$25,000 - \$34,999	11.5%	+1.0%	
\$35,000 - \$49,999	11.8%	+0.9%	
\$50,000 - \$74,999	20.5%	+0.4%	
\$75,000 - \$99,999	12.7%	-0.3%	
\$100,000 - \$149,999	14.8%	-2.4%	
\$150,000 - \$199,999	4.8%	-1.1%	
\$200,000+	3.1%	-0.9%	