

FOR SALE



EBERHARDT & BARRY



RETAIL / SHOWROOM / WAREHOUSE

20,560± Square Feet - 2± Acres

107 S. Corder Road

Warner Robins, Houston County, Georgia 31088

SALES PRICE: \$825,000

FOR MORE DETAILS CONTACT:

Revised 06/12/2020

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Macon, GA 31201

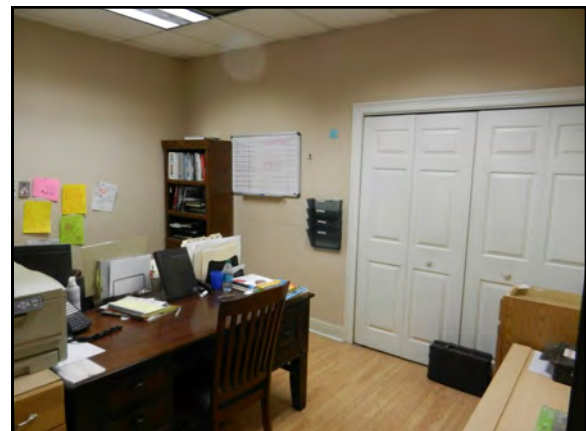
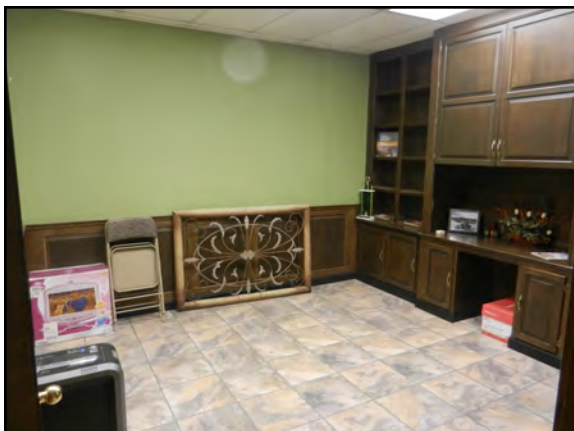
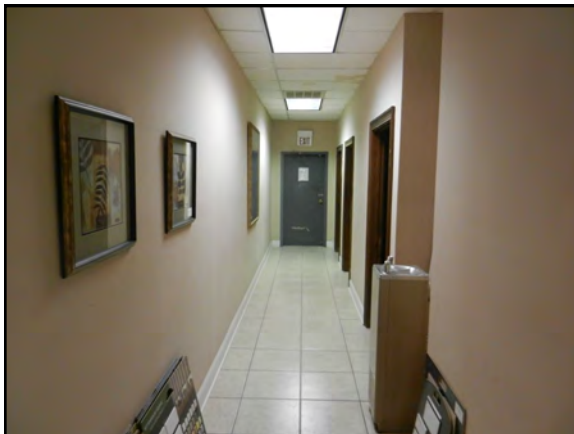
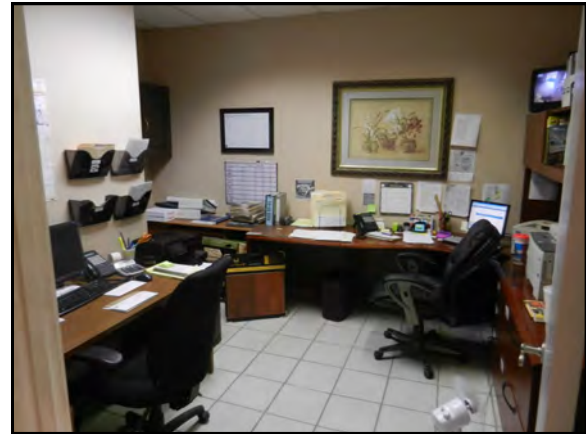
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BUILDING INFORMATION:	<ul style="list-style-type: none"> 20,560± SF Retail / Showroom / Warehouse <ul style="list-style-type: none"> 5,000± SF Retail / Office / Showroom 15,560± SF Warehouse <ul style="list-style-type: none"> 207± SF Office & 1/2 Bath; heated and cooled Owner will split Showroom and Warehouse space
CONSTRUCTION:	Galvanized Metal
YEAR BUILT:	1995
TOPOGRAPHY:	Level, at road grade.
LAND:	<ul style="list-style-type: none"> 2.05± Acres 114' frontage on S. Corder Road; 772' depth
FLOOR:	Concrete
WALLS:	Painted drywall
ROOF:	Metal
LIGHTING:	Fluorescent light fixtures
HVAC:	Central HVAC
ALARM SYSTEM:	Yes
CEILING HEIGHT:	13.25' clear; 15' center eave
TRUCK LOADING:	<ul style="list-style-type: none"> Two dock high doors Three roll-up doors One drive-in door
PARKING:	Adequate asphalt paved parking spaces
ZONING:	C2
UTILITIES:	All public utilities serve property.
AD VALOREM TAX BILL:	\$7,580
NEIGHBORS:	Imports Only, Army Reserve Center, Dollar General, Genesis Academy for Kids, Illusions Salon & Spa



107 S Corder Road - Warner Robins, GA

PHOTOS

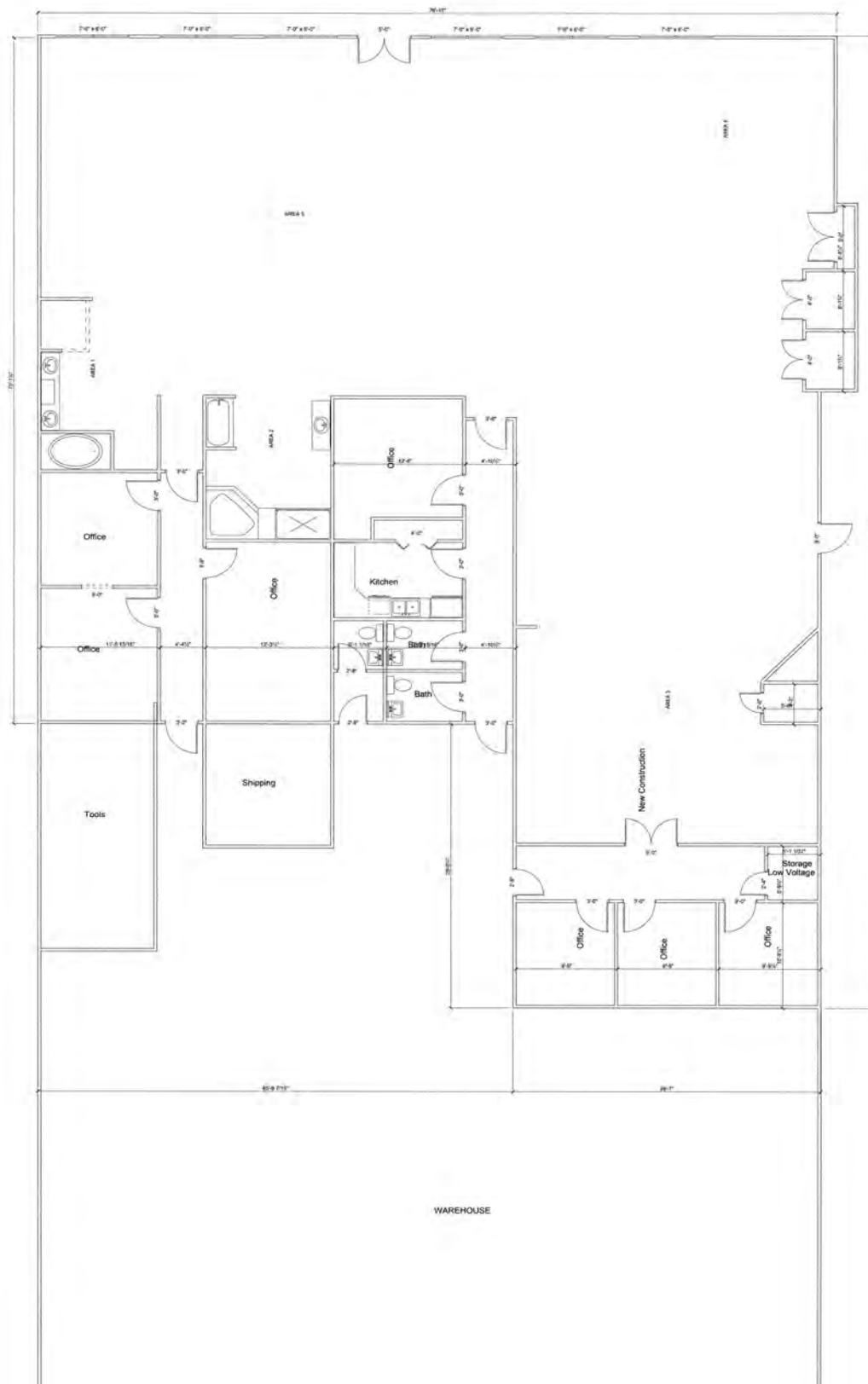




107 S Corder Road - Warner Robins, GA

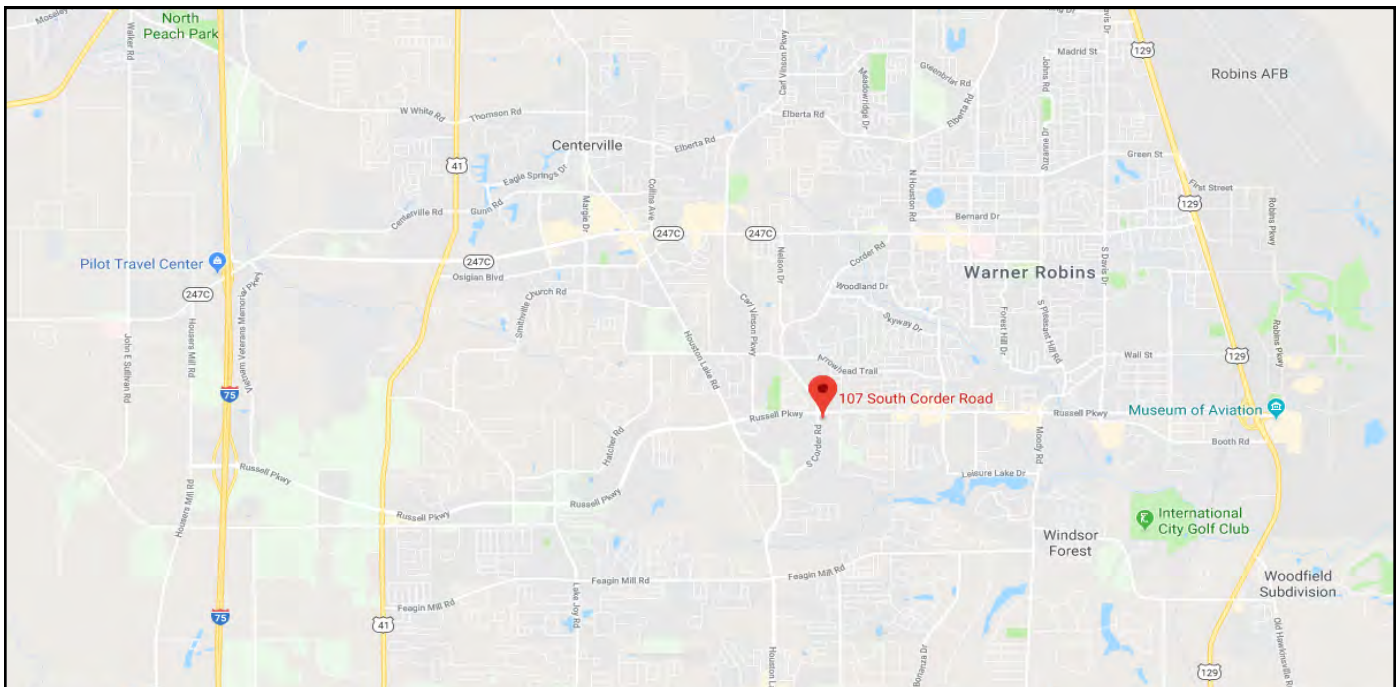
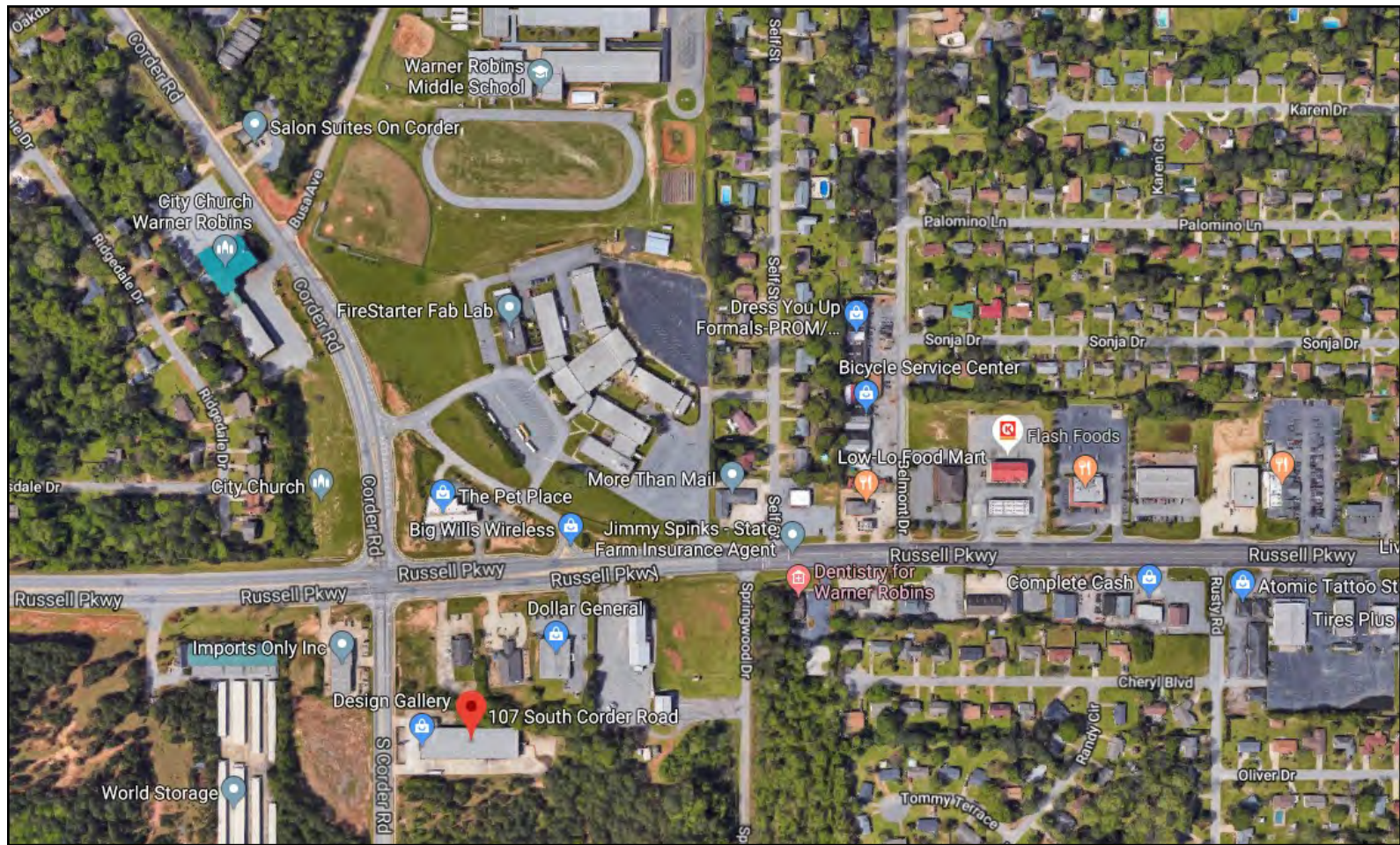
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107 S Corder Road - Warner Robins, GA

MAPS





Demographic and Income Profile

Houston County, GA
Houston County, GA (13153)
Geography: County

Prepared by Esri

Summary	Census 2010	2018	2023
Population	139,900	154,185	164,351
Households	53,051	58,109	61,791
Families	37,874	41,003	43,379
Average Household Size	2.61	2.63	2.64
Owner Occupied Housing Units	35,364	37,615	41,054
Renter Occupied Housing Units	17,687	20,494	20,737
Median Age	34.5	36.1	36.7
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.29%	1.10%	0.83%
Households	1.24%	1.08%	0.79%
Families	1.13%	0.99%	0.71%
Owner HHs	1.77%	1.52%	1.16%
Median Household Income	1.86%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	5,644	9.7%	5,232	8.5%
\$15,000 - \$24,999	4,745	8.2%	4,527	7.3%
\$25,000 - \$34,999	5,250	9.0%	5,138	8.3%
\$35,000 - \$49,999	7,574	13.0%	7,493	12.1%
\$50,000 - \$74,999	11,132	19.2%	11,511	18.6%
\$75,000 - \$99,999	9,303	16.0%	10,311	16.7%
\$100,000 - \$149,999	9,267	15.9%	10,610	17.2%
\$150,000 - \$199,999	2,929	5.0%	3,678	6.0%
\$200,000+	2,265	3.9%	3,291	5.3%
Median Household Income	\$60,665		\$66,513	
Average Household Income	\$76,981		\$87,149	
Per Capita Income	\$29,346		\$33,078	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,211	7.3%	10,345	6.7%	11,013	6.7%
5 - 9	10,345	7.4%	10,353	6.7%	10,907	6.6%
10 - 14	10,279	7.3%	10,430	6.8%	11,030	6.7%
15 - 19	10,563	7.6%	9,827	6.4%	10,366	6.3%
20 - 24	9,426	6.7%	10,090	6.5%	9,508	5.8%
25 - 34	19,992	14.3%	23,654	15.3%	25,217	15.3%
35 - 44	18,918	13.5%	20,316	13.2%	23,614	14.4%
45 - 54	21,205	15.2%	19,905	12.9%	18,950	11.5%
55 - 64	14,390	10.3%	19,257	12.5%	19,647	12.0%
65 - 74	8,463	6.0%	12,197	7.9%	14,643	8.9%
75 - 84	4,706	3.4%	5,875	3.8%	7,225	4.4%
85+	1,402	1.0%	1,936	1.3%	2,231	1.4%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	88,626	63.3%	90,634	58.8%	91,281	55.5%
Black Alone	39,998	28.6%	48,553	31.5%	54,890	33.4%
American Indian Alone	475	0.3%	556	0.4%	597	0.4%
Asian Alone	3,403	2.4%	4,910	3.2%	6,250	3.8%
Pacific Islander Alone	185	0.1%	225	0.1%	267	0.2%
Some Other Race Alone	3,360	2.4%	4,165	2.7%	4,730	2.9%
Two or More Races	3,853	2.8%	5,142	3.3%	6,336	3.9%
Hispanic Origin (Any Race)	8,515	6.1%	10,540	6.8%	12,298	7.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

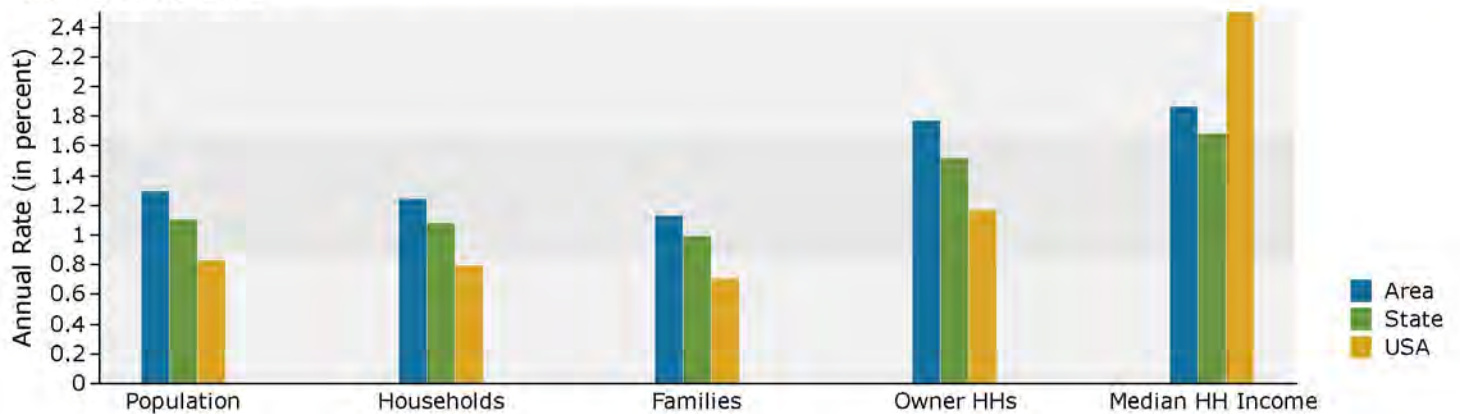


Demographic and Income Profile

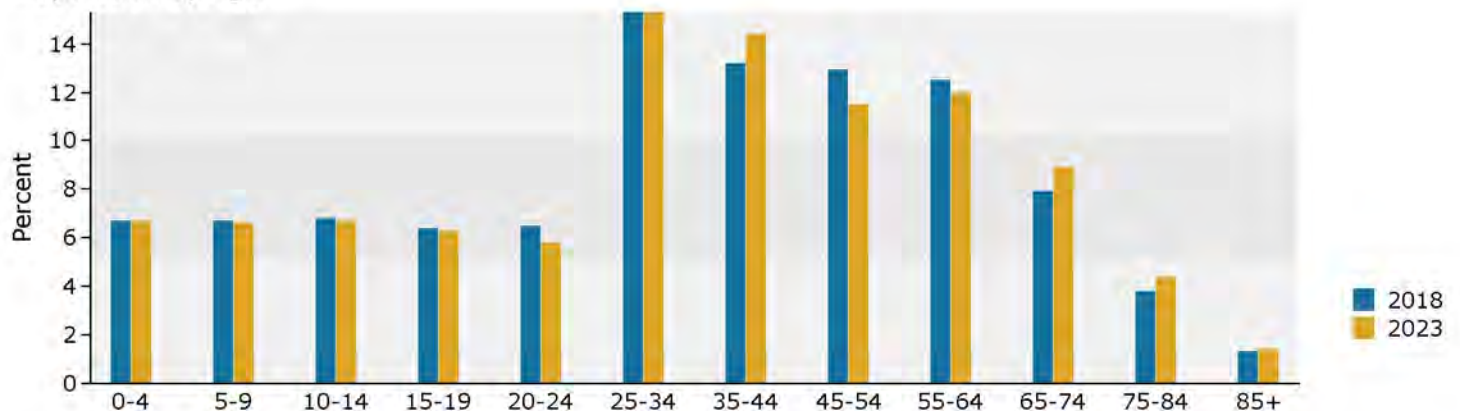
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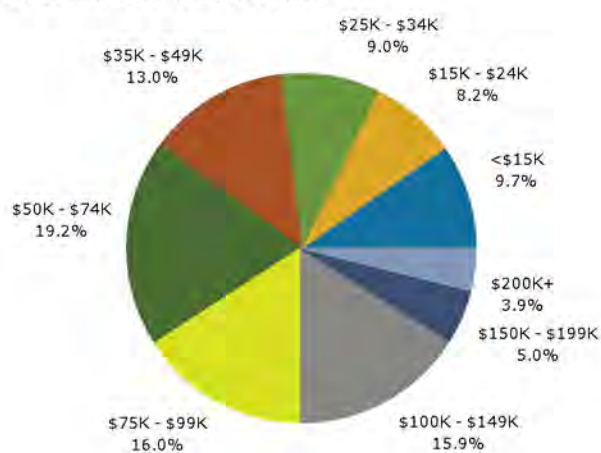
Trends 2018-2023



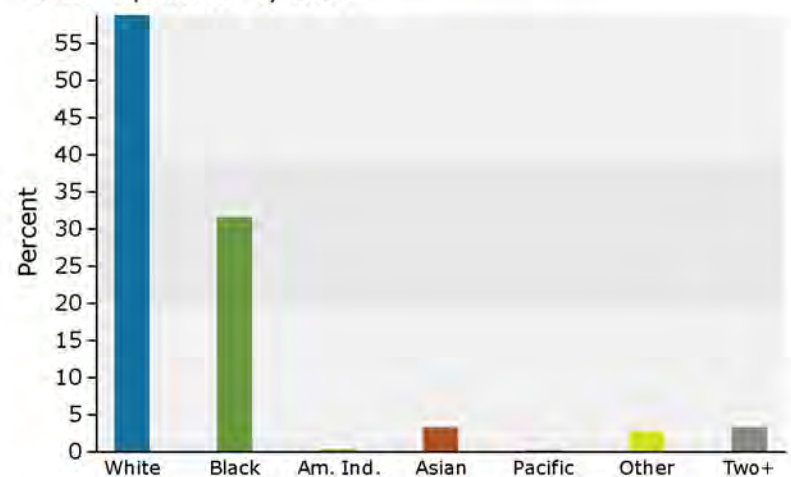
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 6.8%

