

RETAIL / OFFICE SPACE

180± SF & UP

1239 C Russell Pkwy
Warner Robins, Houston County, GA 31088



FOR LEASE

**LEASE RATE: \$350 / month & up
INCLDUES CAM, TI, & UTILITIES**

PATRICK BARRY - EXCLUSIVE AGENT
pbarry@cbcworldwide.com
Office: (478) 746-8171
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Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201
(478) 746-8171



PROPERTY OVERVIEW

1239 C Russell Pkwy
Warner Robins, GA 31088

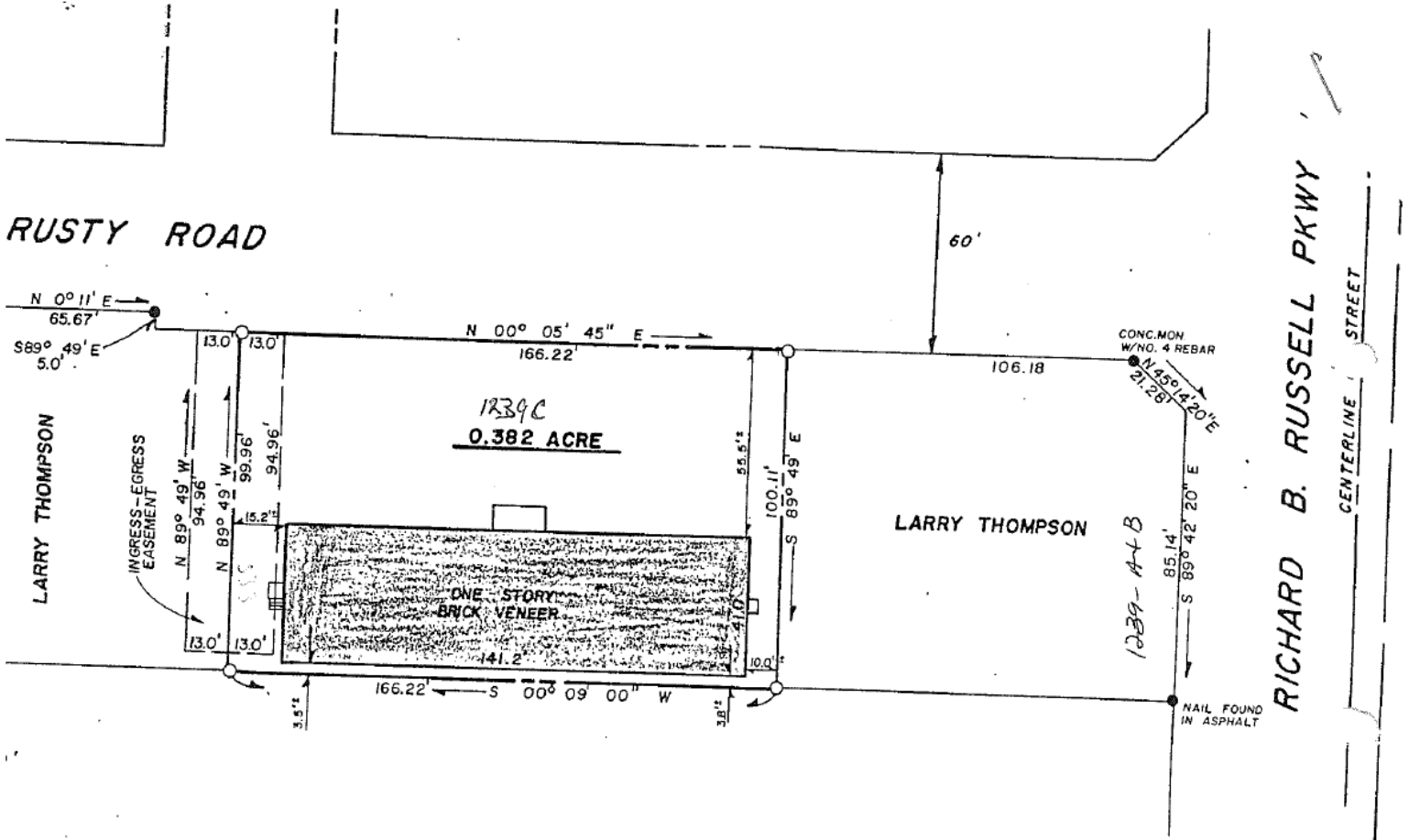
| | |
|--------------------------------|--|
| BUILDING INFORMATION: | <ul style="list-style-type: none"> • 180± SF - 252± SF • Suite 2 - 180± SF - Vacant • Suite 3 - 216± SF - Vacant • Suite 4 - 252± SF - Vacant • Suite 5 - 252± SF - Vacant • Suite 6 - 252± SF - Vacant • Suite 8 - 252± SF - Vacant • Suite 9 - 252± SF - Vacant • Suite 11 - 216± SF - Vacant • Suite 12 - 180± SF - Vacant • Units 3, 11 and 12 have water hookups for drains • Utilities are included • Common-area restrooms (1 2-fixture and 1 3-fixture) |
| LAND: | .38± Acres |
| YEAR BUILT: | 1985 |
| EXTERIOR: | Brick Veneer |
| INTERIOR / WALL HEIGHT: | Sheetrock - 8' |
| ROOF: | Asphalt Shingles |
| CEILING/ LIGHTING: | Sheetrock / standard fluorescent fixture |
| HVAC: | Central Air |
| PARKING: | 27+ striped parking spaces |
| ZONING: | C2 |
| LEASE RATE: | \$350 / month & up - Includes CAM, TI, & Utilities |





SURVEY

1239 C Russell Pkwy
Warner Robins, GA 31088



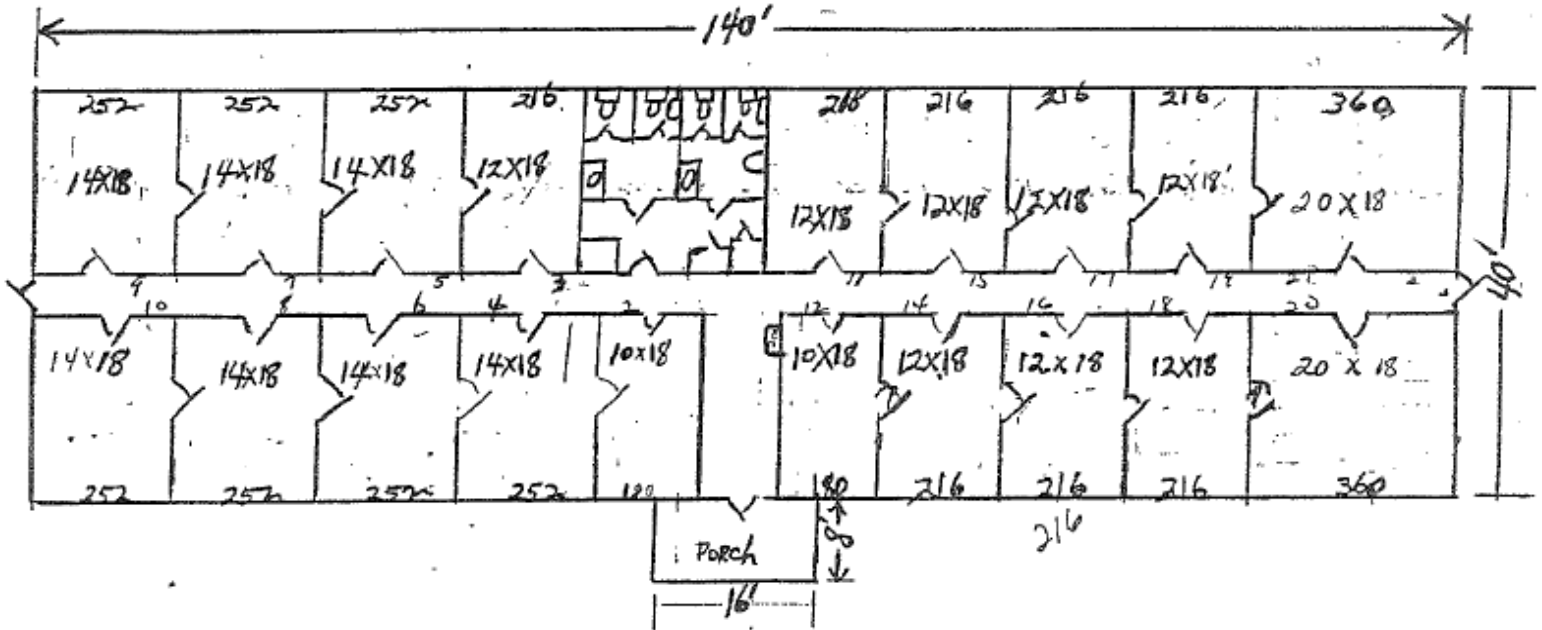
- DENOTES IRON PIN SET
- DENOTES IRON PIN FOUND





FLOOR PLAN

1239 C Russell Pkwy
Warner Robins, GA 31088



Fronts on Rusty Rd.
 1239C Russell Pkwy Warner Robins Ga 31088
 All utilities included.
 Can Rent one or multiple offices

Bill Livingston
 General Partner
 Bill@livingstonproperties.net

BUS: (478) 923-4669
 BUS: (478) 923-1472



P.O. Box 7078
 Warner Robins, GA 31095
 FAX: (478) 923-8736

1109 Russell Parkway
 Warner Robins, GA 31088
 CELL: (478) 937-5197

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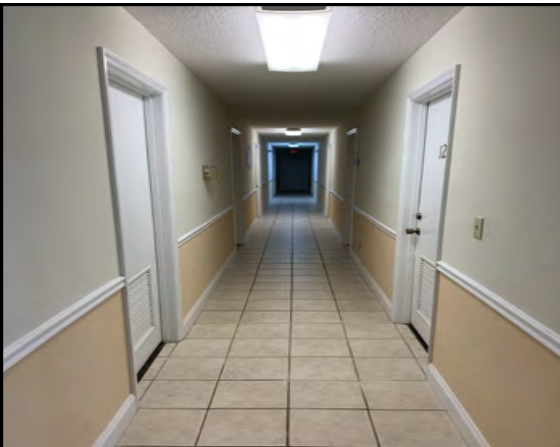


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PHOTOS

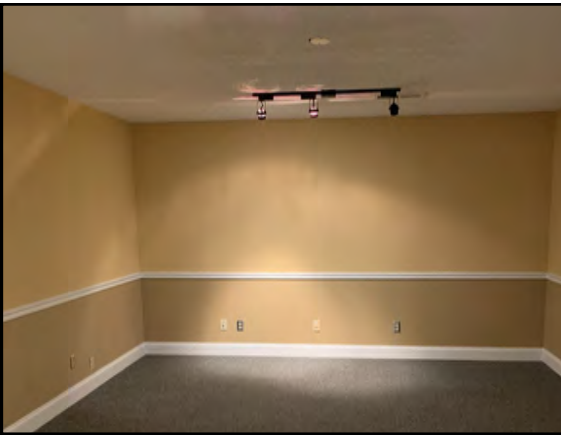
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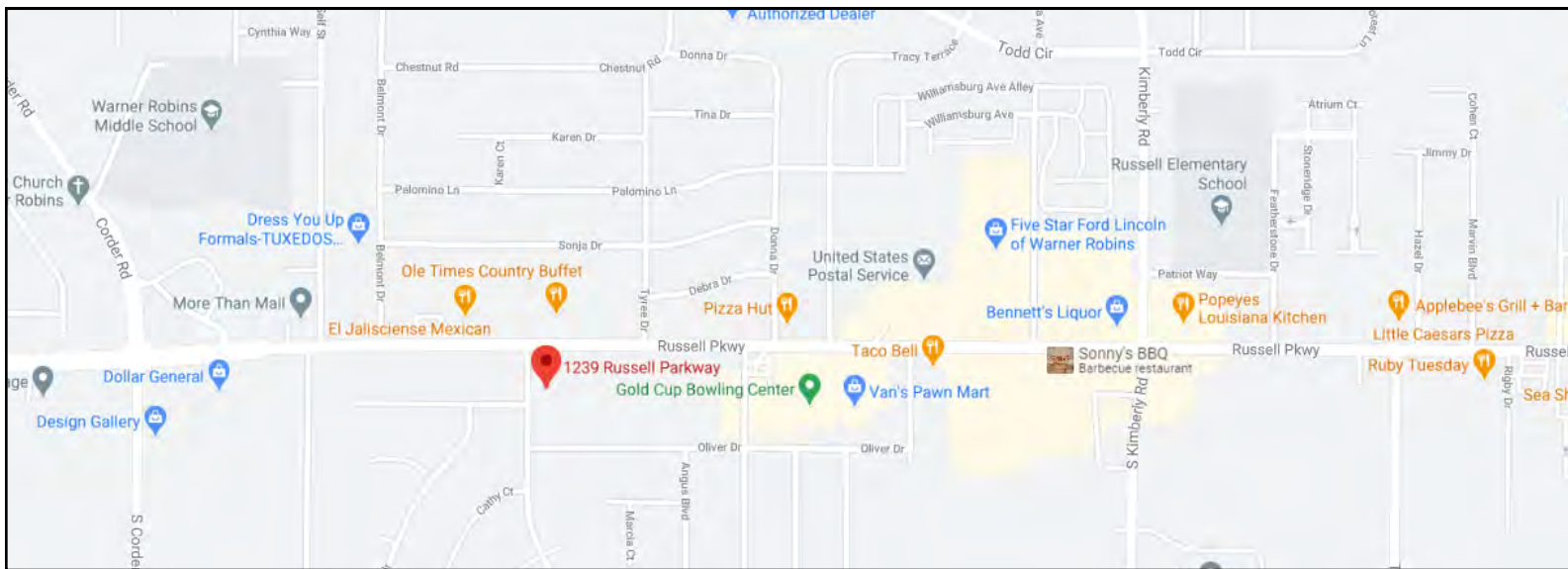


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MAPS

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INFOGRAPHICS - 1 Mile

1239 C Russell Pkwy
Warner Robins, GA 31088

KEY FACTS

8,221

Population



2.4

Average Household Size

36.1

Median Age

\$48,356

Median Household Income

BUSINESS



296

Total Businesses



2,664

Total Employees

INCOME



\$48,356

Median Household Income



\$32,709

Per Capita Income



\$59,734

Median Net Worth

EDUCATION

6%

No High School Diploma



31%

High School Graduate



39%

Some College



25%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



65%

White Collar



21%

Blue Collar



14%

Services

14.8%

Unemployment Rate

Households By Income

The largest group: \$35,000 - \$49,999 (21.9%)

The smallest group: \$150,000 - \$199,999 (4.6%)

| Indicator ▲ | Value | Difference | |
|-----------------------|-------|------------|-----------------------------------|
| <\$15,000 | 6.6% | -1.7% | <div style="width: 6.6%;"></div> |
| \$15,000 - \$24,999 | 8.7% | +1.4% | <div style="width: 8.7%;"></div> |
| \$25,000 - \$34,999 | 14.6% | +3.5% | <div style="width: 14.6%;"></div> |
| \$35,000 - \$49,999 | 21.9% | +5.8% | <div style="width: 21.9%;"></div> |
| \$50,000 - \$74,999 | 15.1% | -0.7% | <div style="width: 15.1%;"></div> |
| \$75,000 - \$99,999 | 10.7% | -0.4% | <div style="width: 10.7%;"></div> |
| \$100,000 - \$149,999 | 11.2% | -4.5% | <div style="width: 11.2%;"></div> |
| \$150,000 - \$199,999 | 4.6% | -2.3% | <div style="width: 4.6%;"></div> |
| \$200,000+ | 6.7% | -1.0% | <div style="width: 6.7%;"></div> |



INFOGRAPHICS - 3 Mile

1239 C Russell Pkwy
Warner Robins, GA 31088

KEY FACTS

62,334

Population



Average Household Size

35.2

Median Age

\$51,681

Median Household Income

EDUCATION



28%

High School Graduate



37%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



2,150

Total Businesses



26,028

Total Employees

EMPLOYMENT



White Collar

61%



Blue Collar

24%



Services

15%



Unemployment Rate

INCOME



\$51,681

Median Household Income



\$30,648

Per Capita Income



\$52,186

Median Net Worth

Households By Income

The largest group: \$35,000 - \$49,999 (17.3%)

The smallest group: \$150,000 - \$199,999 (5.6%)

| Indicator ▲ | Value | Difference | |
|-----------------------|-------|------------|--|
| <\$15,000 | 9.0% | +0.7% | |
| \$15,000 - \$24,999 | 8.8% | +1.5% | |
| \$25,000 - \$34,999 | 13.3% | +2.2% | |
| \$35,000 - \$49,999 | 17.3% | +1.2% | |
| \$50,000 - \$74,999 | 17.0% | +1.2% | |
| \$75,000 - \$99,999 | 10.0% | -1.1% | |
| \$100,000 - \$149,999 | 13.0% | -2.7% | |
| \$150,000 - \$199,999 | 5.6% | -1.3% | |
| \$200,000+ | 6.1% | -1.6% | |



INFOGRAPHICS - 5 Mile

1239 C Russell Pkwy
Warner Robins, GA 31088

KEY FACTS

116,049

Population



2.6

Average Household Size



35.5

Median Age

\$56,455

Median Household Income

EDUCATION



9%

No High School Diploma



27%

High School Graduate



35%

Some College



29%

Bachelor's/Grad/Prof Degree

BUSINESS



3,144

Total Businesses



59,388

Total Employees

EMPLOYMENT



62%

White Collar



24%

Blue Collar



14%

Services



13.3%

Unemployment Rate

INCOME



\$56,455

Median Household Income



\$32,197

Per Capita Income



\$73,404

Median Net Worth

Households By Income

The largest group: \$35,000 - \$49,999 (16.7%)

The smallest group: \$150,000 - \$199,999 (6.4%)

| Indicator ▲ | Value | Difference | |
|-----------------------|-------|------------|--|
| <\$15,000 | 8.4% | +0.1% | |
| \$15,000 - \$24,999 | 7.9% | +0.6% | |
| \$25,000 - \$34,999 | 11.7% | +0.6% | |
| \$35,000 - \$49,999 | 16.7% | +0.6% | |
| \$50,000 - \$74,999 | 15.8% | 0 | |
| \$75,000 - \$99,999 | 11.1% | 0 | |
| \$100,000 - \$149,999 | 14.8% | -0.9% | |
| \$150,000 - \$199,999 | 6.4% | -0.5% | |
| \$200,000+ | 7.2% | -0.5% | |

