

RETAIL / OFFICE SPACE

2,542± SF

1239 A & B Russell Pkwy
Warner Robins, Houston County, GA 31088



FOR SALE

SALE PRICE: \$495,000 - 6.8% CAP

PATRICK BARRY - EXCLUSIVE AGENT
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Eberhardt & Barry
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Macon, Georgia 31201
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PROPERTY OVERVIEW

1239 A&B Russell Pkwy
Warner Robins, GA 31088

BUILDING INFORMATION:	<ul style="list-style-type: none"> • 100% Occupied • 6.8% CAP • Rent Roll available upon signing a CA; Operating Statement included below • High-traffic area, directly on Russell Pkwy on corner lot • Long-term tenants with 7 & 11 year tenure with leases through 2027.
LAND:	.28± Acres
YEAR BUILT:	1985
PROPERTY TAX BILL:	\$3,052.85
EXTERIOR:	Brick Veneer
INTERIOR / WALL HEIGHT:	Sheetrock - 8'
ROOF:	Asphalt Shingles
CEILING/ LIGHTING:	Sheetrock / standard fluorescent fixture
HVAC:	Central Air
PARKING:	18+ striped parking spaces
SIGNAGE:	Signage included
ZONING:	C2
SALES PRICE:	\$495,000 - 6.8% CAP





FINANCIALS - 2020 OPERATING STATEMENT

1239 A&B Russell Pkwy
Warner Robins, GA 31088

August 2020

1239 A & B Russell Parkway

Two Free Standing Professional Office Buildings
At Intersection of Russell Parkway and Rusty Rd.

Potential Annual Gross Rent **\$42,600.00**

Annual Expenses:

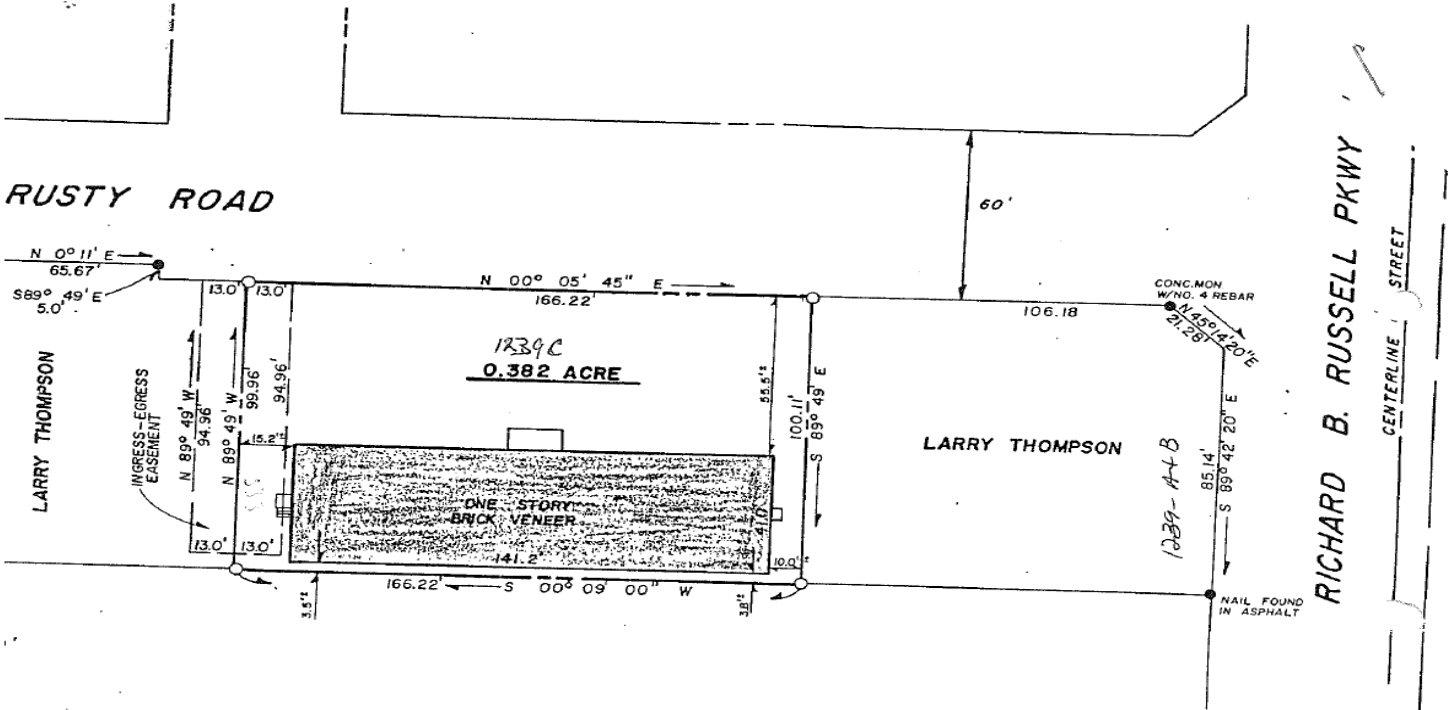
Property Insurance	\$ 579.00
Property Taxes	\$3,053.00
5% Vacancy and Maintenance Reserve	\$2,130.00
5% Management	\$2,130.00
Water, Garbage, and Sewer	\$ 502.00
Grounds and Parking Lot	\$ 720.00
Total Annual Expenses	<u>\$11,244.00</u>
Net Operating Income	\$33,486.00

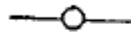





SURVEY

1239 A&B Russell Pkwy
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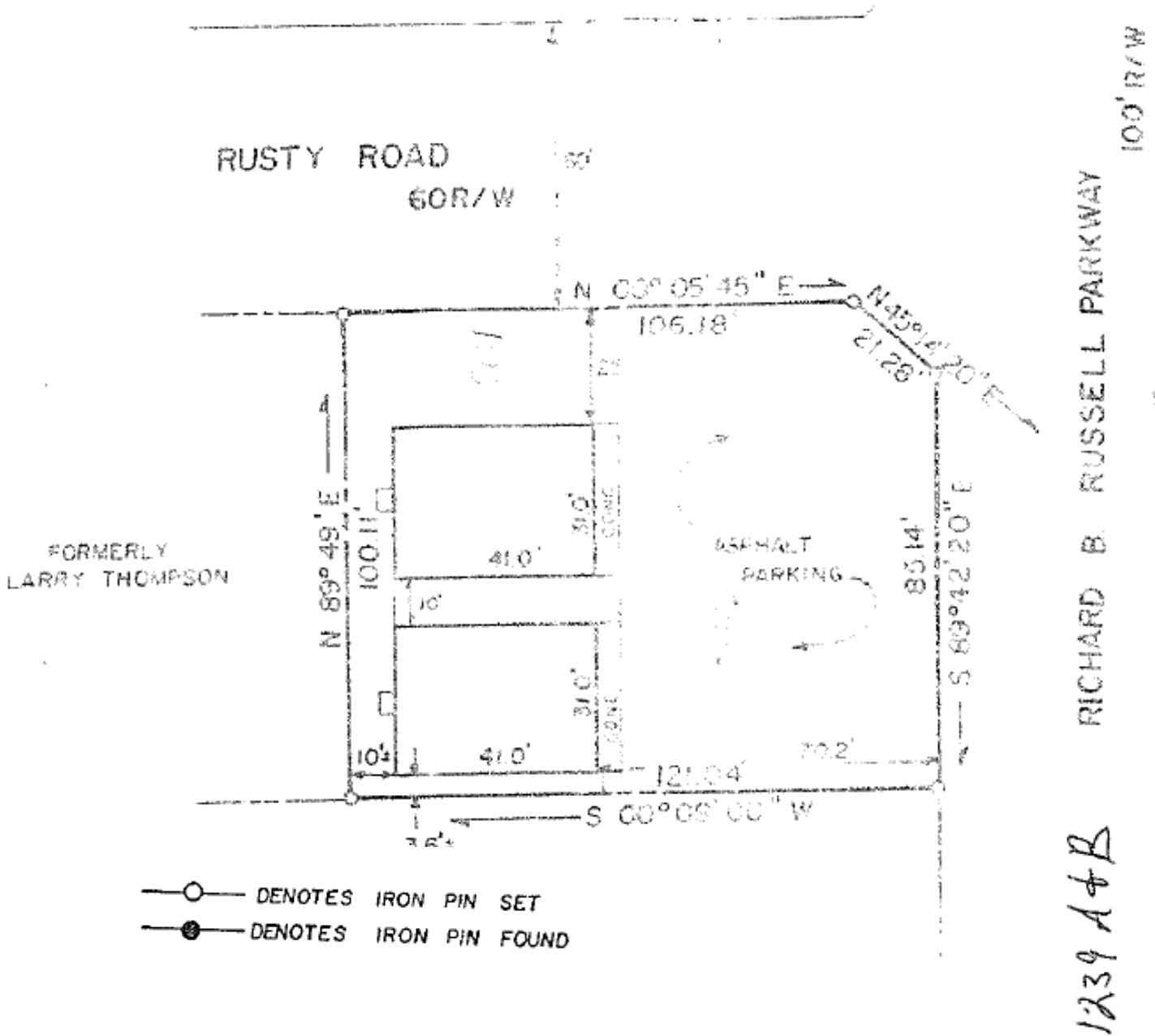
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PHOTOS

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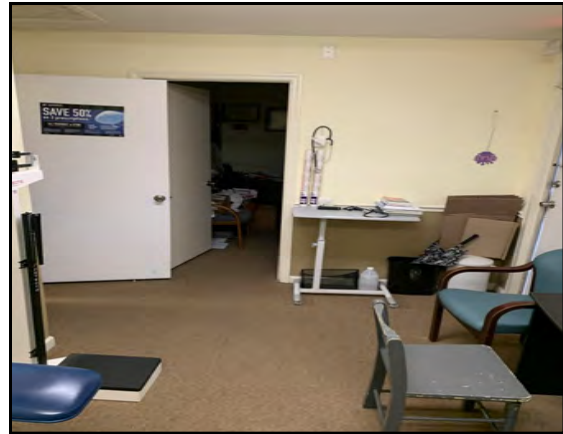
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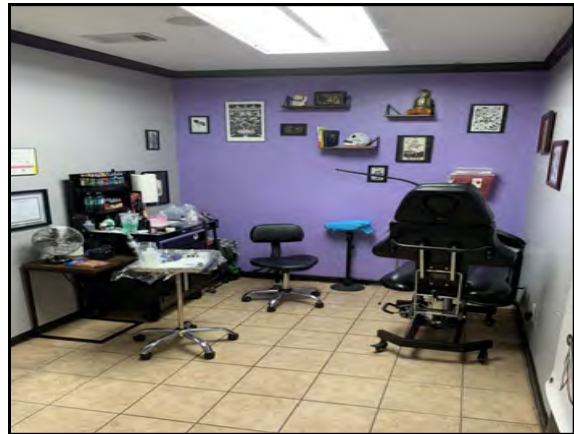
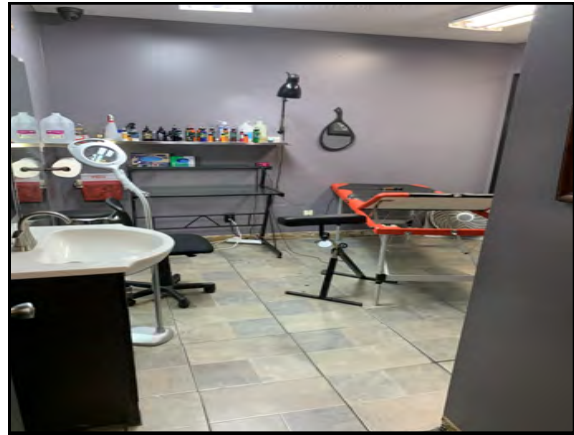
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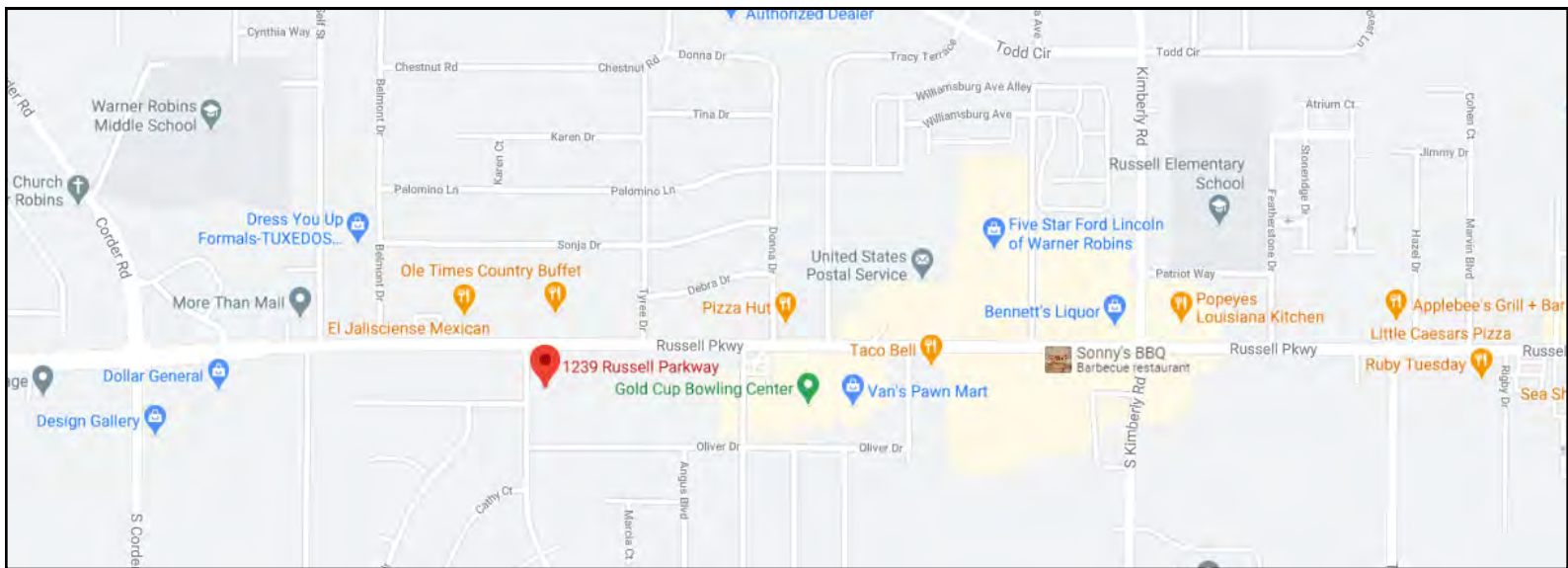
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MAPS

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INFOGRAPHICS - 1 Mile

1239 A&B 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 A&B Russell Pkwy
Warner Robins, GA 31088

KEY FACTS

62,334

Population



Average Household Size



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 A&B Russell Pkwy
Warner Robins, GA 31088

KEY FACTS

116,049

Population



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%	