



PRICE REDUCED

FOR SALE OR LEASE



INVESTMENT PROPERTY

TWO STORY MULTI-TENANT OFFICE BUILDING

4,470± SQ FT • FIVE SUITES

**524 S HOUSTON LAKE ROAD - BUILDING "B"
WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31088**

CBCMACON.COM

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**COLDWELL
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Revised 7/02/21



PROPERTY OVERVIEW

524 S Houston Lake Road, Building "B"
Warner Robins, Houston County, Georgia 31088

BUILDING INFORMATION / AVAILABLE SUITES:	<p>4,470± SF Two-Story Multi-Tenant Office Building - Five Suites</p> <ul style="list-style-type: none"> • Suite 100 (991± SF): Leased - Innovate International Intelligence & Intergration, LLC • Suite 200: 860± RSF - \$896/Per Month, Gross <ul style="list-style-type: none"> - Reception area, two (2) private offices, break room, restroom • Suite 300 (846± SF): Leased - Penciled IN Resume Writing & Career Services • Suite 400 (918± SF): Leased - Parkwest Security, Inc. • Suite 500 (934± SF): Leased - Nicholas White, Attorney
NET OPERATING INCOME:	\$33,743
LAND AREA:	.20± Acres
YEAR BUILT:	2004
BUILDING CONSTRUCTION:	<ul style="list-style-type: none"> • Exterior Walls: Brick • Roof: Original • Foundation: Slab, on-grade
CEILING HEIGHT:	10'
FLOORS:	VCT Tile & Carpet
LIGHTING:	Fluorescent fixtures
INTERIOR WALLS:	Sheetrock
HVAC:	Five (5) units
PARKING:	Asphalt paved parking
UTILITIES:	<ul style="list-style-type: none"> • Suites metered separately for electricity. • One water meter for the building.
PROPERTY TAX BILL:	\$3,887.13 (2020)
ZONED:	C1
REDUCED SALES PRICE	\$395,000 \$375,000 (9% CAP RATE)



2020 EXPENSES

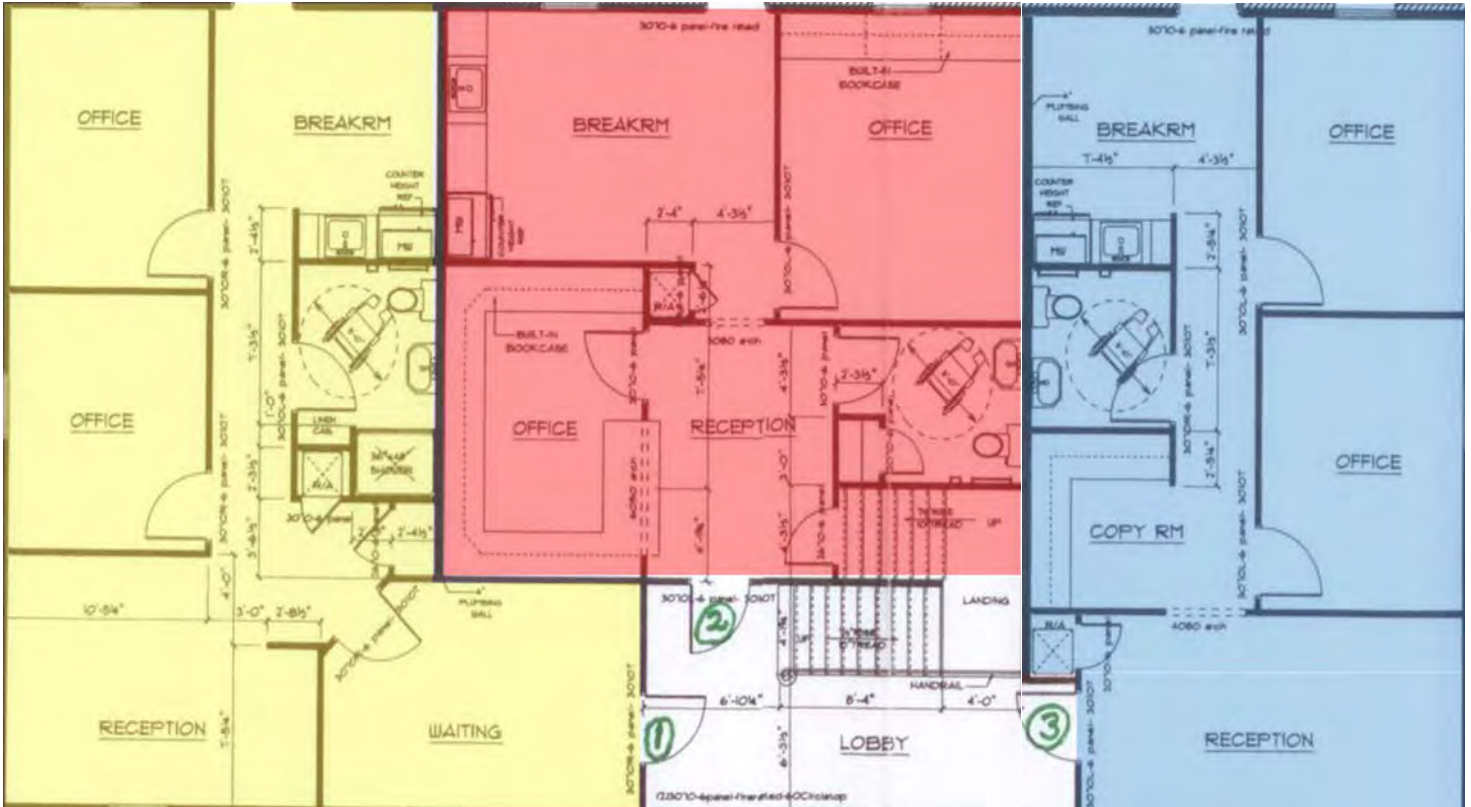
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<u>ANNUAL INCOME</u>	<u>\$45,204.00</u>
<u>2020 EXPENSES</u>	
Water	\$859.26
Storm Water	105.50
Landscaping	560.00
Taxes	3,887.13
HSE Electric	570.78
Pest Control	307.00
Repair and Maintenance	3,848.56
Insurance	1,323.25
<u>TOTAL EXPENSES</u>	<u>\$11,461.48</u>
<u>NET OPERATING INCOME</u>	<u>\$33,742.52</u>



FLOOR PLAN - MAIN FLOOR

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SUITE 100
991± RSF

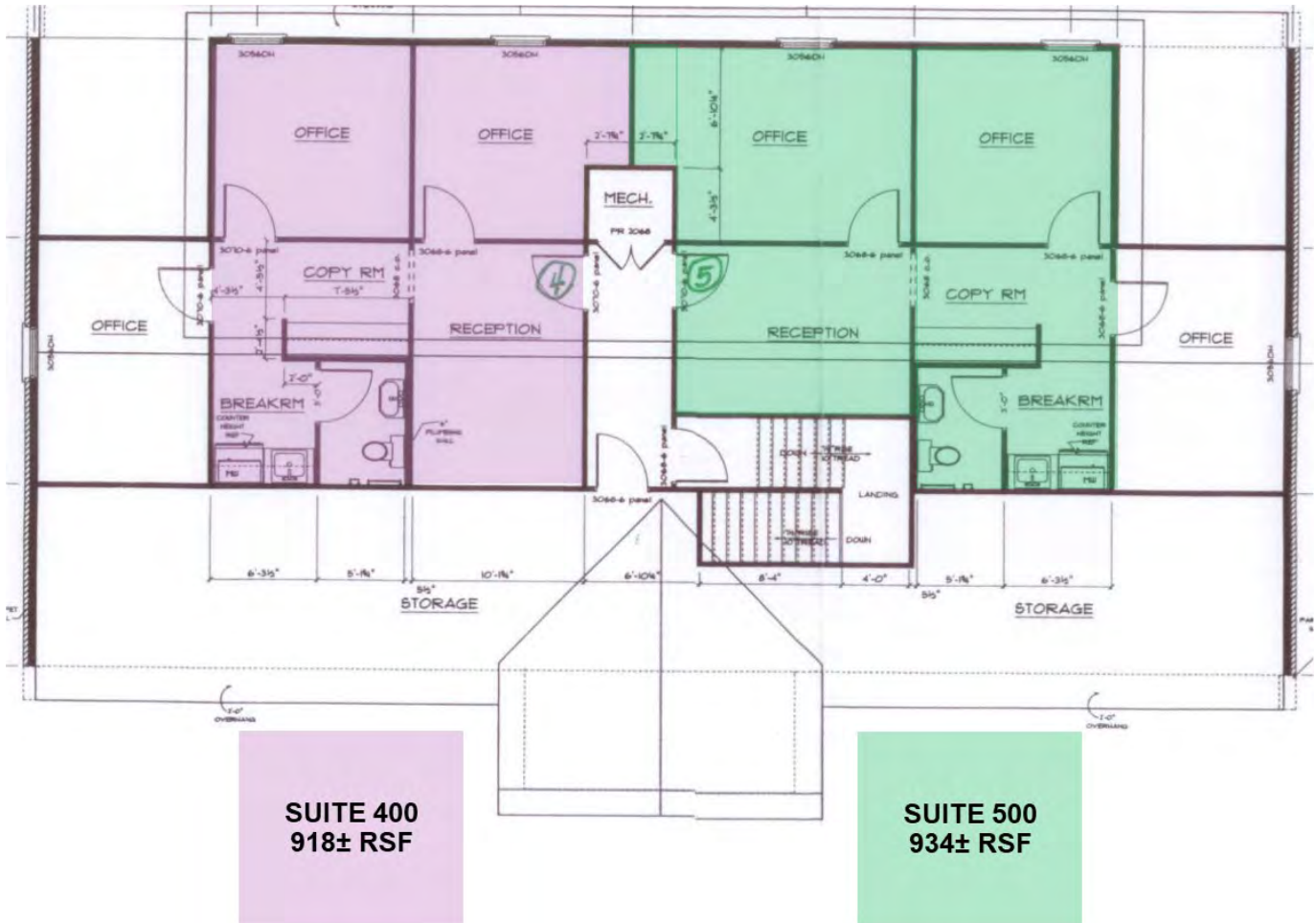
AVAILABLE
SUITE 200
860± RSF
\$896/MONTH

SUITE 300
846± RSF



FLOOR PLAN - UPPER FLOOR

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MAPS

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DEMOGRAPHICS - HOUSTON COUNTY

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KEY FACTS

162,257

Population



2.6

Average Household Size

36.7

Median Age

\$63,790

Median Household Income

EDUCATION

8%

No High School Diploma



26%

High School Graduate



36%

Some College



30%

Bachelor's/Grad/Prof Degree

BUSINESS



3,989

Total Businesses



96,182

Total Employees

EMPLOYMENT



65%

White Collar



23%

Blue Collar



12%

Services

4.6%

Unemployment Rate

INCOME



\$63,790

Median Household Income



\$30,611

Per Capita Income



\$111,346

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.2%)

The smallest group: \$200,000+ (4.2%)

Indicator ▲	Value	Diff	
<\$15,000	10.6%	+0.1%	
\$15,000 - \$24,999	6%	-2.8%	█
\$25,000 - \$34,999	9%	+0.1%	
\$35,000 - \$49,999	12.8%	+0.5%	█
\$50,000 - \$74,999	18.2%	0	
\$75,000 - \$99,999	15.7%	+3%	█
\$100,000 - \$149,999	16.2%	+1.3%	█
\$150,000 - \$199,999	7.4%	+1.1%	█
\$200,000+	4.2%	-3.1%	█

Bars show deviation from Georgia