

FOR SALE INCOME PRODUCING

OFFICE / SHOWROOM / WAREHOUSE

400 N. Armed Forces Boulevard
Warner Robins, Houston County, Georgia 31093



EBERHARDT & BARRY



- Located across from Robins Air Force Base
- 8,000± SF Office / Showroom / Warehouse (Tenant occupied through June 30, 2021)
 - 1,800± SF Office / Showroom consisting of large open private office, showroom, and two restrooms
 - 6,200± SF Warehouse consisting of:
 - Covered dock with two (2) 12'X12' drive-in doors
 - Open dock area with one (1) 12'X12' dock high door and one (1) 12'X12' drive-in door, one 6'X10' forklift door and one (1) personnel door
 - Multiple water faucets & compressed air connections
 - Four suspended forced air gas heaters
- .37± Acres; fenced storage area
- Average daily traffic count of 20,340 vehicles
- Zoned M1 - Light Industrial
- 2019 Tax Bill: \$1,630
- Electrical: 3 phase, 220V

SALES PRICE: \$300,000

FOR MORE DETAILS CONTACT:

Revised 3/10/20

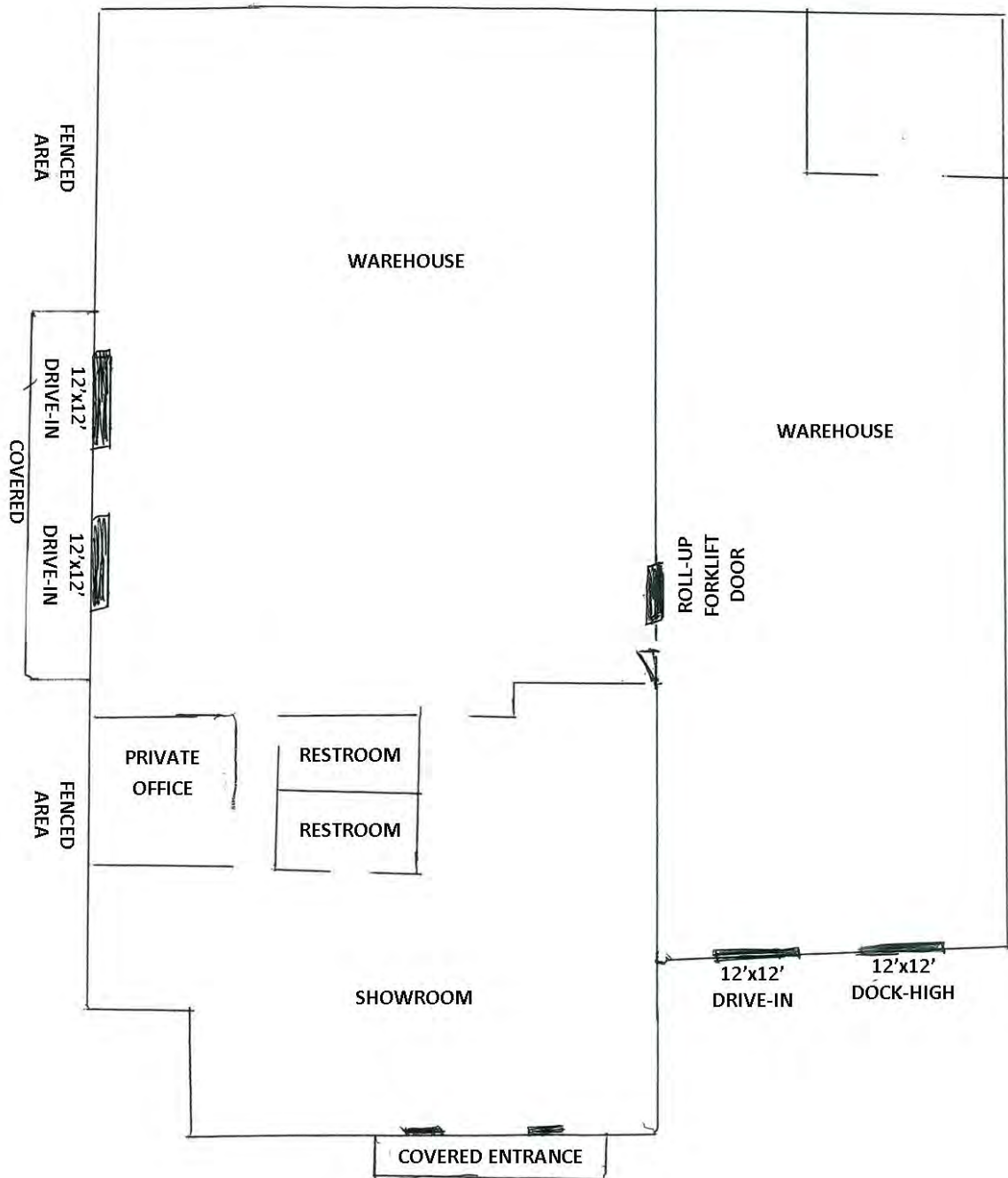
Deidra Stewart | deidra@cbcworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc.

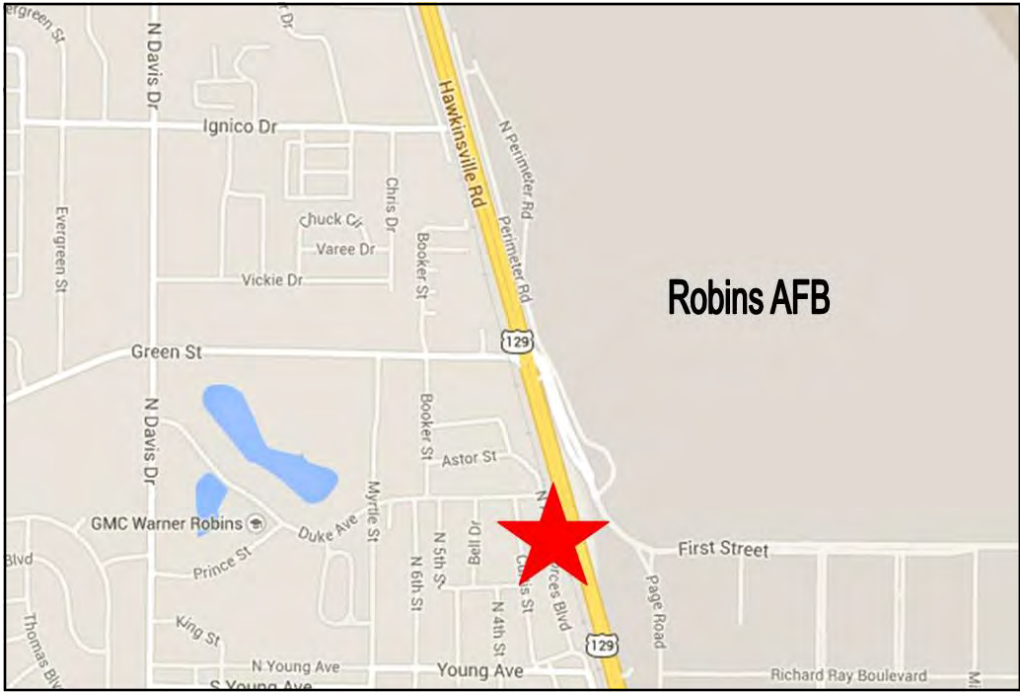
Main 478-746-8171
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Toll Free 800-926-0990
Cell 478-508-2652

990 Riverside Drive
Macon, GA 31201









KEY FACTS

156,433

Population



2.6

Average Household Size

36.3

Median Age

\$60,101

Median Household Income

EDUCATION

9%

No High School Diploma



29%

High School Graduate



36%

Some College



27%

Bachelor's/Grad/Prof Degree

BUSINESS



4,086

Total Businesses



71,342

Total Employees

EMPLOYMENT



61%

White Collar



23%

Blue Collar



16%

Services

5.0%

Unemployment Rate

INCOME



\$60,101

Median Household Income



\$29,456

Per Capita Income



\$99,573

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.1%)

The smallest group: \$200,000+ (4.0%)

Indicator	Value	Difference
<\$15,000	8.1%	0
\$15,000 - \$24,999	10.4%	0
\$25,000 - \$34,999	10.5%	0
\$35,000 - \$49,999	10.9%	0
\$50,000 - \$74,999	20.1%	0
\$75,000 - \$99,999	13.0%	0
\$100,000 - \$149,999	17.2%	0
\$150,000 - \$199,999	5.9%	0
\$200,000+	4.0%	0

Bars show deviation from Houston County