

FOR SALE

PRICE REDUCED

C-Store with Fuel

2509 Moody Road
Warner Robins, Houston County, Georgia 31088



EBERHARDT & BARRY



- Located at the signalized intersection of Moody Road and Sandy Run Road
- 3,000± SF Convenience store with fuel canopy
 - Previously two (2) fuel islands with four (4) pumps
- Built in 1978
- .4± Acres
- Two curb cuts on Moody Road
- Zoned C2
- Daily traffic count: 13,400 vehicles per day
- All utilities available to site.
- Property Tax Bill: \$2,259.75 (2019)

SALES PRICE: \$265,000 \$219,000

FOR MORE DETAILS CONTACT:

Revised 1/22/20

EXCLUSIVE AGENTS:

THOMAS RHODES
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Phone : (478) 746-8171
Cell : (706) 615-5233

PATRICK BARRY
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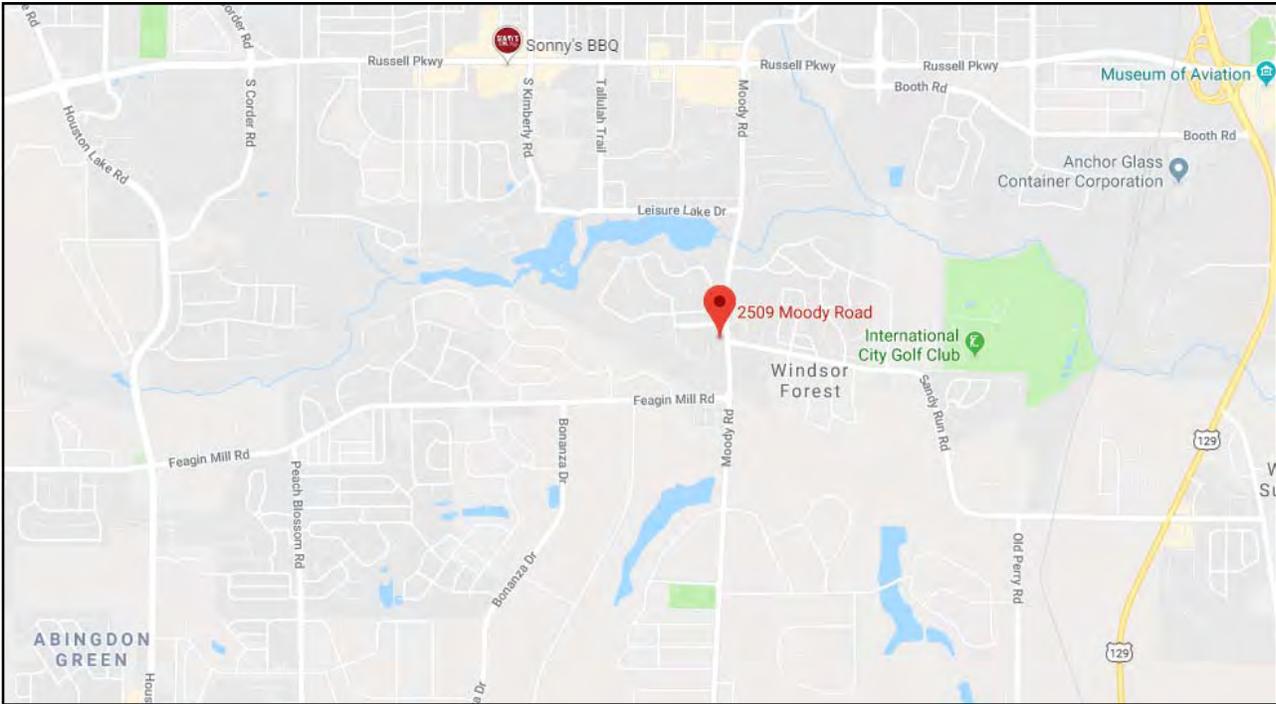
Coldwell Banker Commercial
Eberhardt & Barry Inc.
990 Riverside Drive
Macon, Georgia 31201
(800) 926-0990



2509 Moody Road - Warner Robins, GA 31088

PHOTOS



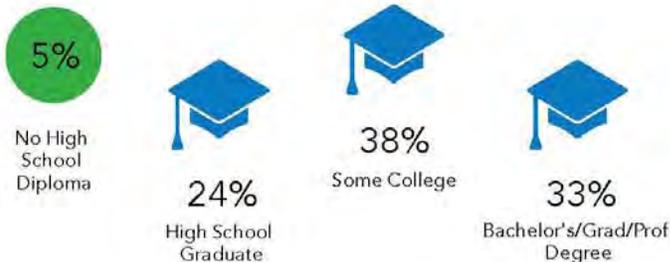




KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (20.5%)
The smallest group: \$150,000 - \$199,999 (3.5%)

Indicator	Value	Difference
<\$15,000	5.6%	-2.5%
\$15,000 - \$24,999	12.8%	+2.4%
\$25,000 - \$34,999	11.9%	+1.4%
\$35,000 - \$49,999	12.2%	+1.3%
\$50,000 - \$74,999	20.5%	+0.4%
\$75,000 - \$99,999	14.8%	+1.8%
\$100,000 - \$149,999	15.1%	-2.1%
\$150,000 - \$199,999	3.5%	-2.4%
\$200,000+	3.6%	-0.4%

Bars show deviation from Houston County

KEY FACTS

44,885

Population


 Average
Household Size

34.7

Median Age

\$57,522

 Median Household
Income

EDUCATION

6%

 No High
School
Diploma


31%

 High School
Graduate


38%

Some College



25%

 Bachelor's/Grad/Prof
Degree

BUSINESS



1,287

Total Businesses



26,952

Total Employees

EMPLOYMENT



61%

White Collar



23%

Blue Collar



Services

5.2%

 Unemployment
Rate

INCOME



\$57,522

 Median Household
Income


\$28,672

Per Capita Income



\$80,022

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (21.2%)

The smallest group: \$200,000+ (3.9%)

Indicator	Value	Difference	
<\$15,000	7.8%	-0.3%	
\$15,000 - \$24,999	11.5%	+1.1%	
\$25,000 - \$34,999	10.6%	+0.1%	
\$35,000 - \$49,999	11.7%	+0.8%	
\$50,000 - \$74,999	21.2%	+1.1%	
\$75,000 - \$99,999	12.7%	-0.3%	
\$100,000 - \$149,999	15.7%	-1.5%	
\$150,000 - \$199,999	5.0%	-0.9%	
\$200,000+	3.9%	-0.1%	

 Bars show deviation from
Houston County

KEY FACTS

100,345

Population



2.6

Average Household Size

35.2

Median Age

\$57,442

Median Household Income

EDUCATION

8%

No High School Diploma



29%

High School Graduate



36%

Some College



26%

Bachelor's/Grad/Prof Degree

BUSINESS



2,858

Total Businesses



50,576

Total Employees

EMPLOYMENT



60%

White Collar



24%

Blue Collar



16%

Services

4.8%

Unemployment Rate

INCOME



\$57,442

Median Household Income



\$28,123

Per Capita Income



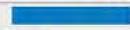
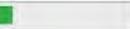
\$83,118

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$200,000+ (3.5%)

Indicator	Value	Difference	
<\$15,000	9.0%	+0.9%	
\$15,000 - \$24,999	11.5%	+1.1%	
\$25,000 - \$34,999	10.8%	+0.3%	
\$35,000 - \$49,999	11.0%	+0.1%	
\$50,000 - \$74,999	19.8%	-0.3%	
\$75,000 - \$99,999	12.4%	-0.6%	
\$100,000 - \$149,999	16.8%	-0.4%	
\$150,000 - \$199,999	5.2%	-0.7%	
\$200,000+	3.5%	-0.5%	

 Bars show deviation from
Houston County