

**16,964± SF Remaining  
Multi-Tenant Professional Office Building**

691 Wellborn Road  
Warner Robins, Houston County, GA 31088

Lease Rate: \$15 - \$16 PSF



**CONTACT:**

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**Coldwell Banker Commercial  
Eberhardt & Barry  
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## PROPERTY OVERVIEW

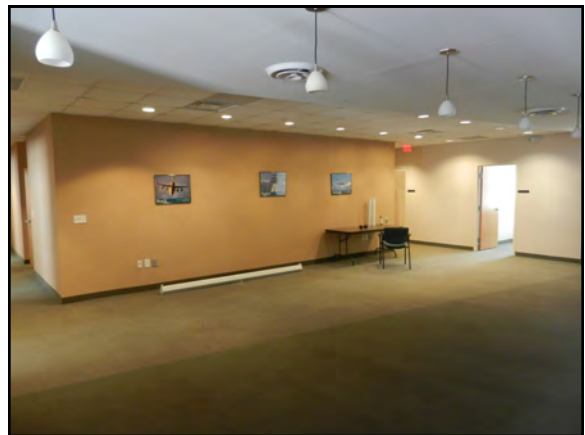
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<b>LOCATION:</b>	<ul style="list-style-type: none"> <li>Subject property is located at the southeast corner of Russell Parkway and Wellborn Road.</li> <li>3/4 miles from Air Force Base</li> <li>16 miles from Macon</li> <li>78 miles from Columbus</li> <li>90 miles from Atlanta</li> </ul>
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li><del>39,304</del> 16,964± SF Office Building remaining for lease</li> <li>Some offices, conference rooms and break rooms are furnished with desks and chairs, as well as other office equipment. Remaining space can be fully furnished with furniture available on site.</li> <li>Suites contain a mixture of open office areas and private offices, conference rooms, break rooms and restrooms.</li> <li>Each of the suites has its own private entrance from the exterior of the building, as well as individual access to a central courtyard. <ul style="list-style-type: none"> <li>- <b>Suite A: 16,964± SF - Contains two 2-fixture restrooms, four water coolers and three break areas with stainless steel sinks and a refrigerator.</b></li> <li>- <del>Suite B: 11,654± SF - Contains two 5 fixture restrooms, two water coolers and two break areas with stainless steel sinks, refrigerator and dishwasher.</del></li> <li>- <del>Suite C: 3,382± SF - Contains two 2-fixture restrooms, two water coolers and a break area with a stainless steel sink. Electrical pole drops in bullpen area.</del></li> <li>- <del>Suite D: 6,617± SF - Contains two 3-fixture restrooms, two 4-fixture restrooms, four water coolers and three break areas with stainless steel sinks.</del></li> </ul> </li> </ul>
<b>LAND:</b>	3.4± Acres
<b>YEAR BUILT:</b>	2004
<b>EXTERIOR:</b>	Tempered glass curtain wall system
<b>ROOF:</b>	Flat, membrane-style roof (replaced in 2017)
<b>WALLS:</b>	Painted gypsum board
<b>DOORS:</b>	Glass storefront entrance doors; steel emergency exit doors
<b>FLOORING:</b>	Carpet, vinyl tile
<b>CEILING/LIGHTING:</b>	Acoustical tile ceilings with fluorescent and incandescent fixtures
<b>OUTDOOR LIGHTING:</b>	Exterior security lighting, building and vapor pole lighting in parking areas.
<b>HVAC:</b>	Central heat and air conditioning
<b>PARKING:</b>	177± Paved spaces
<b>SIGNAGE:</b>	Monument sign along Russell Parkway & Wellborn Road
<b>UTILITIES:</b>	All utilities serve the site.
<b>ZONING:</b>	C2, General Commercial
<b>LEASE RATE:</b>	<b>\$15 - \$16 PSF</b>



# PHOTOS

691 Wellborn Road  
Warner Robins, GA 31088







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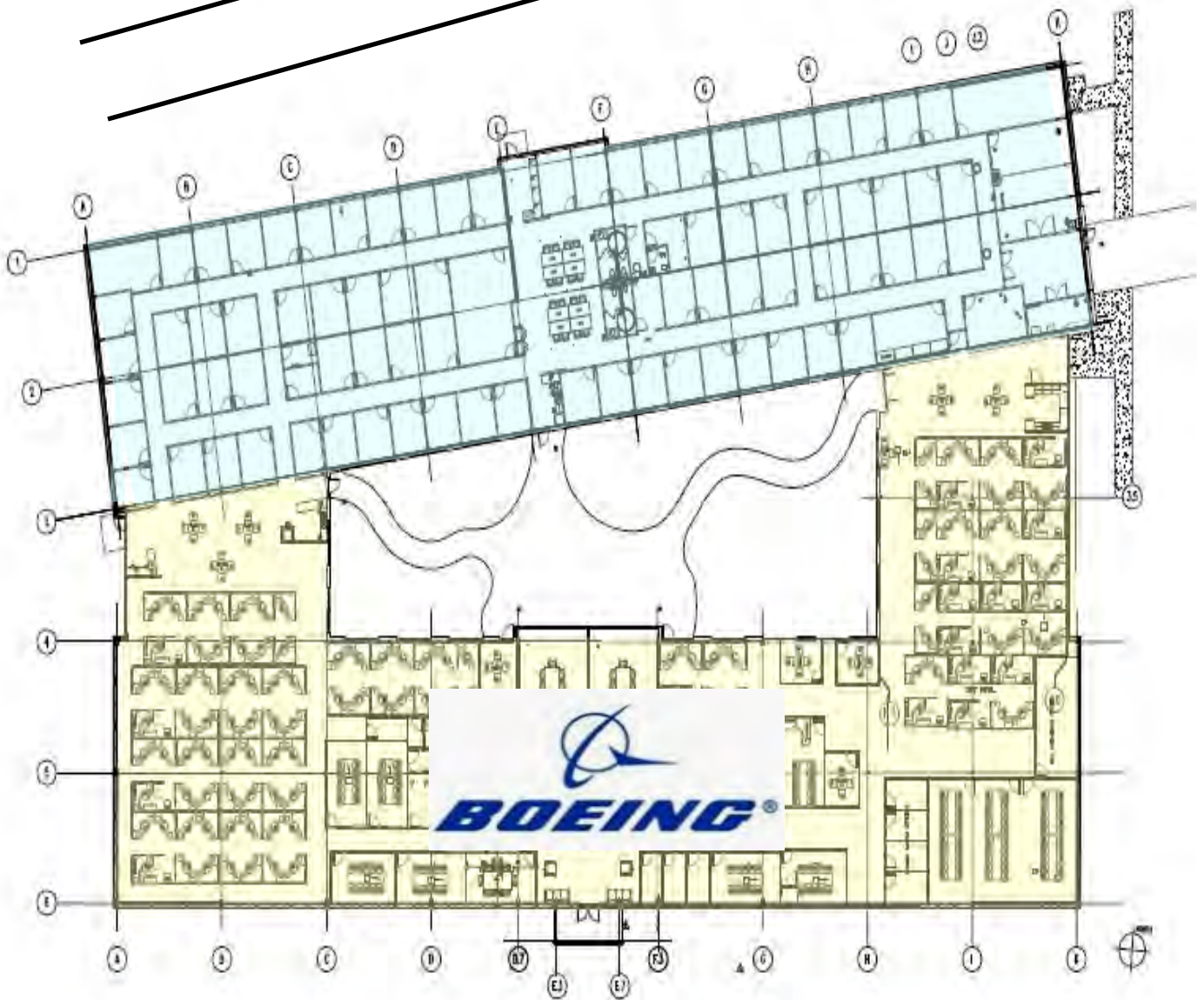




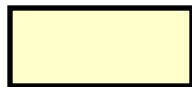
# FLOOR PLAN

691 Wellborn Road  
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RUSSEL PARKWAY



- Available



- Space Unavailable / Currently Leased by Boeing

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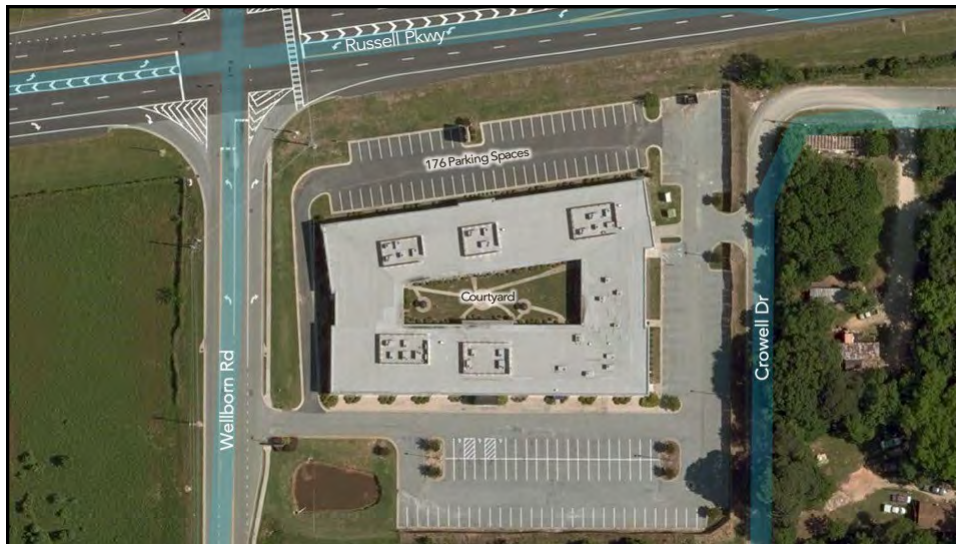
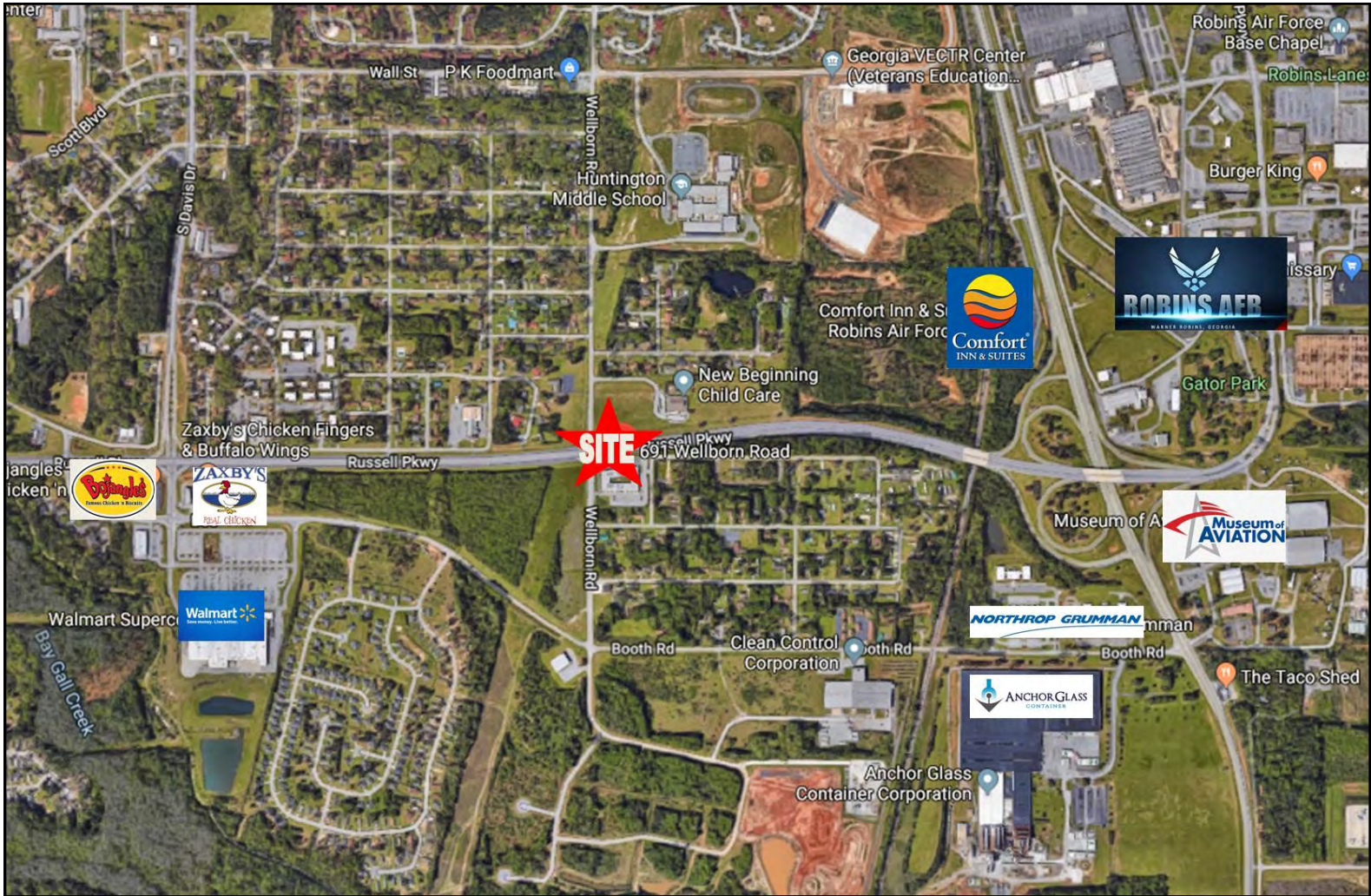
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# AERIALS

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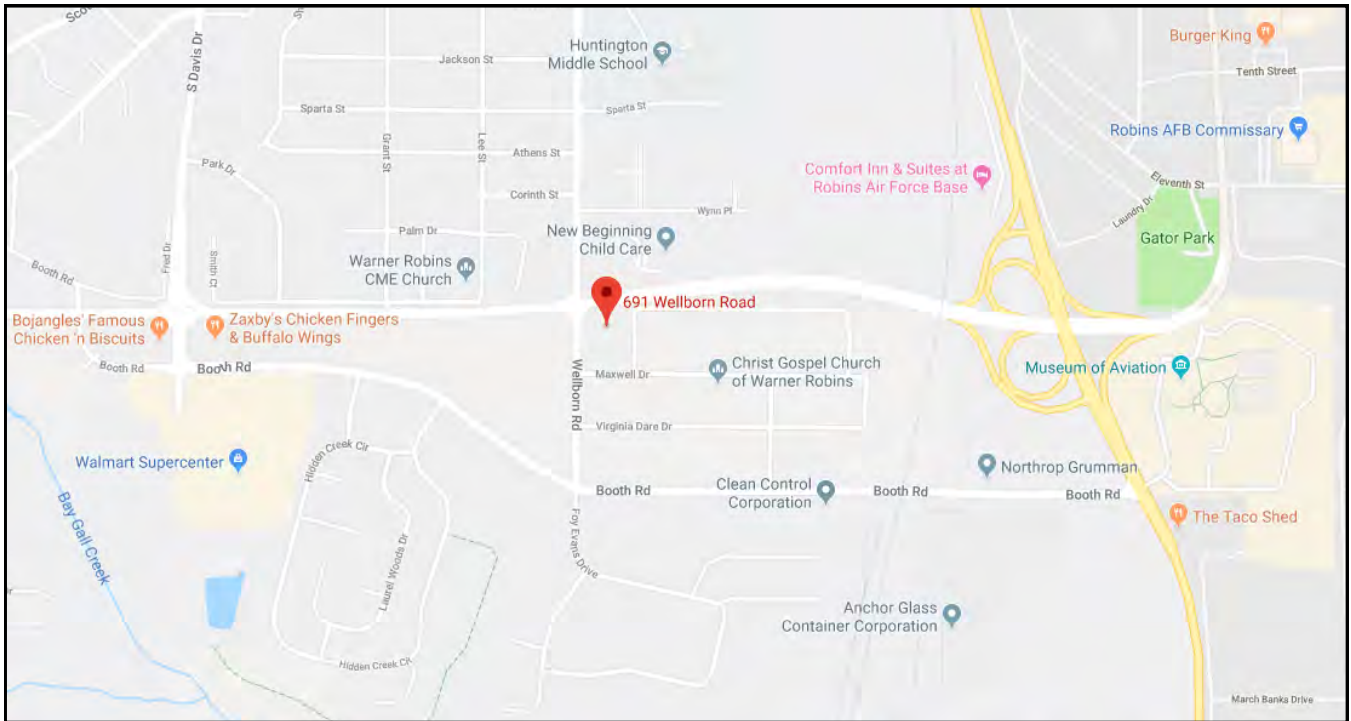
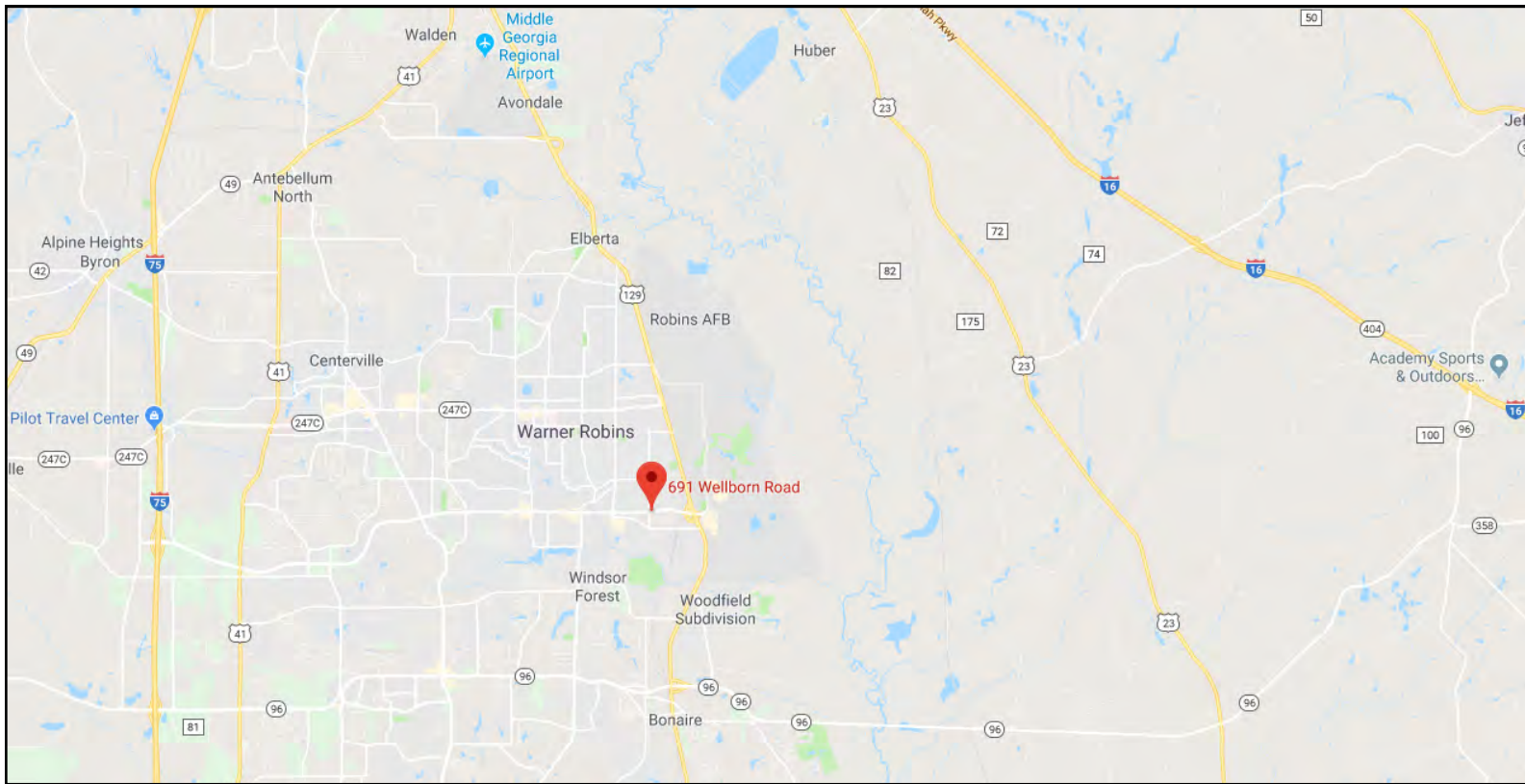
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# LOCATION MAPS

691 Wellborn Road  
Warner Robins, GA 31088







# Demographic and Income Profile

Houston County, GA  
 Houston County, GA (13153)  
 Geography: County

Prepared by Esri

Summary	Census 2010	2018	2023
Population	139,900	154,185	164,351
Households	53,051	58,109	61,791
Families	37,874	41,003	43,379
Average Household Size	2.61	2.63	2.64
Owner Occupied Housing Units	35,364	37,615	41,054
Renter Occupied Housing Units	17,687	20,494	20,737
Median Age	34.5	36.1	36.7
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	1.29%	1.10%	0.83%
Households	1.24%	1.08%	0.79%
Families	1.13%	0.99%	0.71%
Owner HHs	1.77%	1.52%	1.16%
Median Household Income	1.86%	1.68%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	5,644	9.7%	5,232	8.5%
\$15,000 - \$24,999	4,745	8.2%	4,527	7.3%
\$25,000 - \$34,999	5,250	9.0%	5,138	8.3%
\$35,000 - \$49,999	7,574	13.0%	7,493	12.1%
\$50,000 - \$74,999	11,132	19.2%	11,511	18.6%
\$75,000 - \$99,999	9,303	16.0%	10,311	16.7%
\$100,000 - \$149,999	9,267	15.9%	10,610	17.2%
\$150,000 - \$199,999	2,929	5.0%	3,678	6.0%
\$200,000+	2,265	3.9%	3,291	5.3%
Median Household Income	\$60,665		\$66,513	
Average Household Income	\$76,981		\$87,149	
Per Capita Income	\$29,346		\$33,078	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,211	7.3%	10,345	6.7%	11,013	6.7%
5 - 9	10,345	7.4%	10,353	6.7%	10,907	6.6%
10 - 14	10,279	7.3%	10,430	6.8%	11,030	6.7%
15 - 19	10,563	7.6%	9,827	6.4%	10,366	6.3%
20 - 24	9,426	6.7%	10,090	6.5%	9,508	5.8%
25 - 34	19,992	14.3%	23,654	15.3%	25,217	15.3%
35 - 44	18,918	13.5%	20,316	13.2%	23,614	14.4%
45 - 54	21,205	15.2%	19,905	12.9%	18,950	11.5%
55 - 64	14,390	10.3%	19,257	12.5%	19,647	12.0%
65 - 74	8,463	6.0%	12,197	7.9%	14,643	8.9%
75 - 84	4,706	3.4%	5,875	3.8%	7,225	4.4%
85+	1,402	1.0%	1,936	1.3%	2,231	1.4%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	88,626	63.3%	90,634	58.8%	91,281	55.5%
Black Alone	39,998	28.6%	48,553	31.5%	54,890	33.4%
American Indian Alone	475	0.3%	556	0.4%	597	0.4%
Asian Alone	3,403	2.4%	4,910	3.2%	6,250	3.8%
Pacific Islander Alone	185	0.1%	225	0.1%	267	0.2%
Some Other Race Alone	3,360	2.4%	4,165	2.7%	4,730	2.9%
Two or More Races	3,853	2.8%	5,142	3.3%	6,336	3.9%
Hispanic Origin (Any Race)	8,515	6.1%	10,540	6.8%	12,298	7.5%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

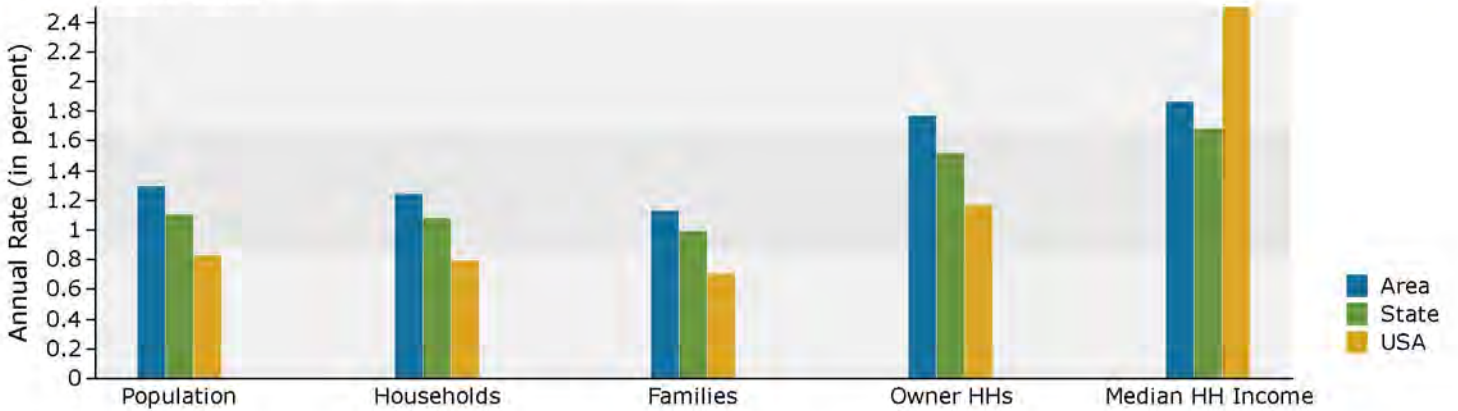


# Demographic and Income Profile

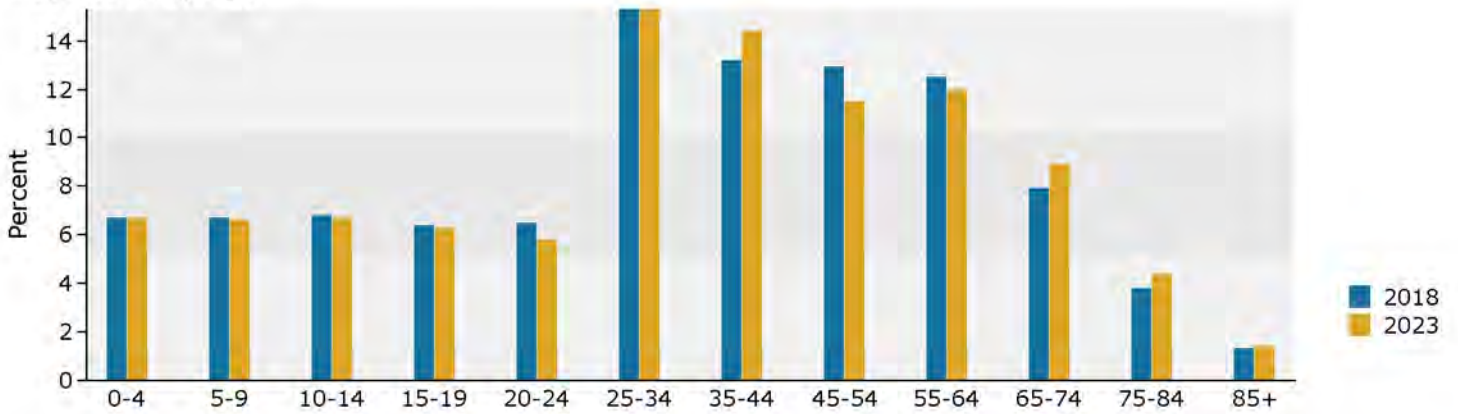
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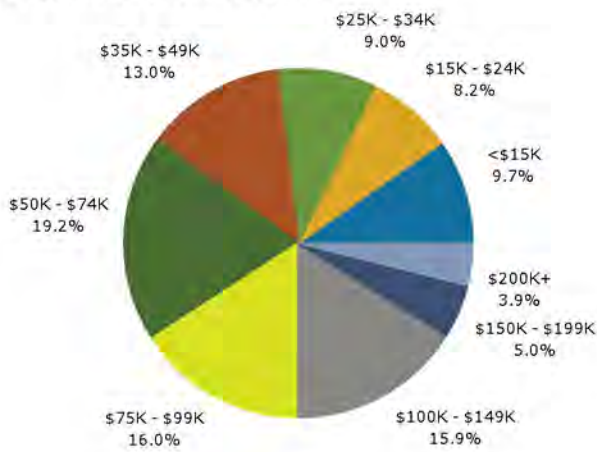
## Trends 2018-2023



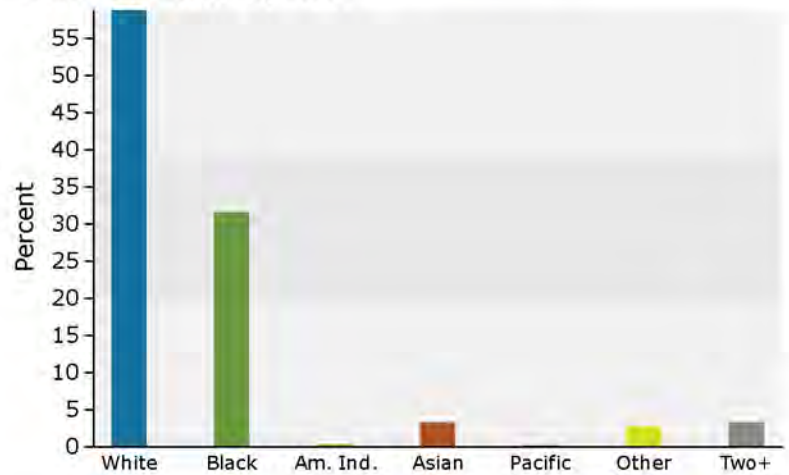
## Population by Age



## 2018 Household Income

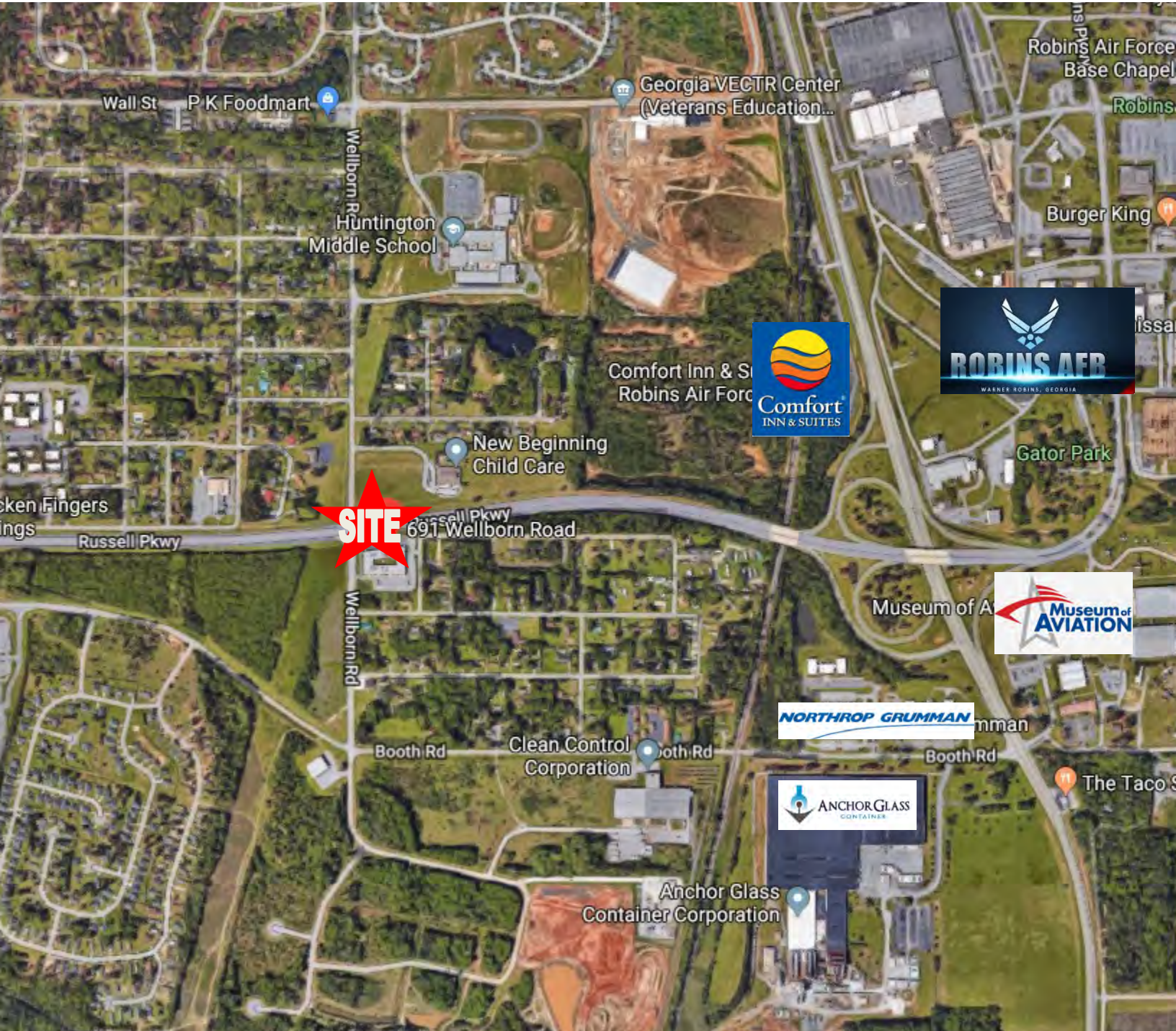


## 2018 Population by Race



2018 Percent Hispanic Origin: 6.8%





Wall St P K Foodmart

Wellborn Rd  
Huntington Middle School

Georgia VECTR Center (Veterans Education...)

Robins Air Force Base Chapel

Burger King



Comfort Inn & Suites  
Robins Air Force



New Beginning Child Care

**SITE**

691 Wellborn Road

Russell Pkwy

Gator Park



Museum of Aviation

NORTHROP GRUMMAN

Booth Rd

Clean Control Corporation

Booth Rd

Booth Rd



Anchor Glass Container Corporation

The Taco S



FOR LEASE



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**FOR MORE DETAILS CONTACT:**

Created 8/13/2020

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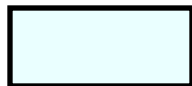
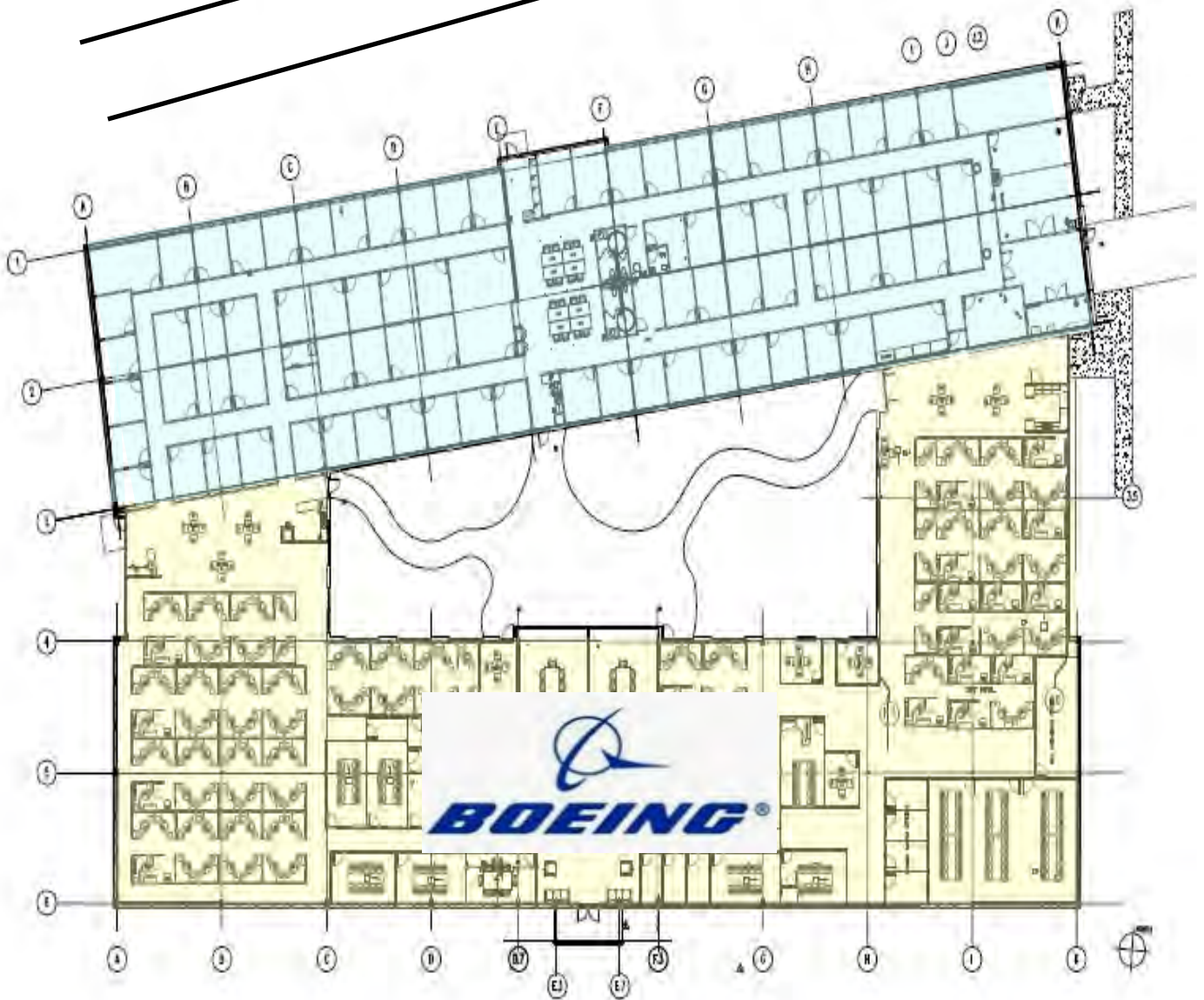




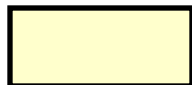
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