

**Former Bank Building
1,388± SQ FT - .55± ACRES**

**127 Russell Parkway
Warner Robins, Houston County, Georgia 31088**



FOR SALE

CONTACT:

**STEPHANIE FOLSOM, CCIM
EXCLUSIVE AGENT
stephanie@cbcworldwide.com
Office: (478) 746-8171
Cell: (478) 361-8259**

SALES PRICE: \$189,000

**Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201
(478) 746-8171**



PROPERTY OVERVIEW

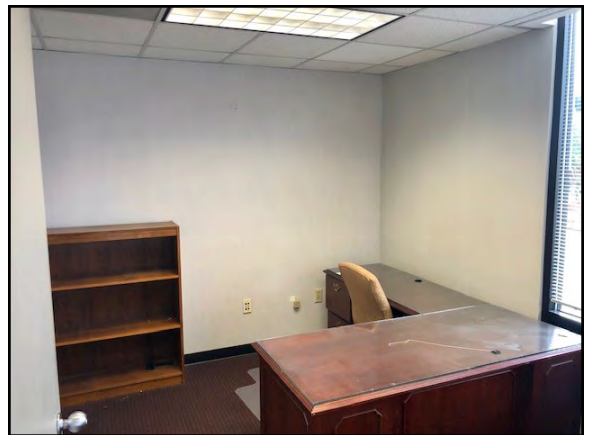
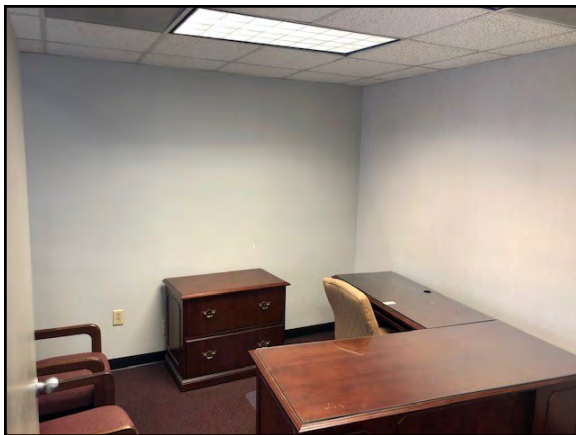
127 Russell Parkway
Warner Robins, GA 31088

LOCATION:	Subject property is located at the signalized intersection of Russell Parkway and Southland Station Drive.
BUILDING INFORMATION:	1,388± SF Bank Building <ul style="list-style-type: none">- Four (4) drive-thru lanes- Lobby- Former bank counter- Work area with teller window- Two (2) private offices- Break room- IT closet- Two (2) restrooms
AVERAGE DAILY TRAFFIC COUNT:	28,400 VPD
CONSTRUCTION:	Stucco
YEAR BUILT:	1984
LAND:	<ul style="list-style-type: none">• .55± Acres• 120' frontage on Russell Parkway; 200' depth
FLOORING:	Carpet, Tile
CEILING/LIGHTING:	Recessed fluorescent light fixtures
HVAC:	Central heat and air conditioning
PARKING:	17 Asphalt paved parking spaces
ZONING:	C-2
UTILITIES:	All public utilities serve the property.
NEIGHBORS:	Burger King, McDonald's, Kroger, Mid South Community Federal Credit Union, Bank of America, Arby's, Applebee's
SALES PRICE:	\$189,000



PHOTOS

127 Russell Parkway
Warner Robins, GA 31088



CBCMACON.COM

STEPHANIE FOLSOM, CCIM

478.361.8259

stephanie@cbcworldwide.com





PHOTOS

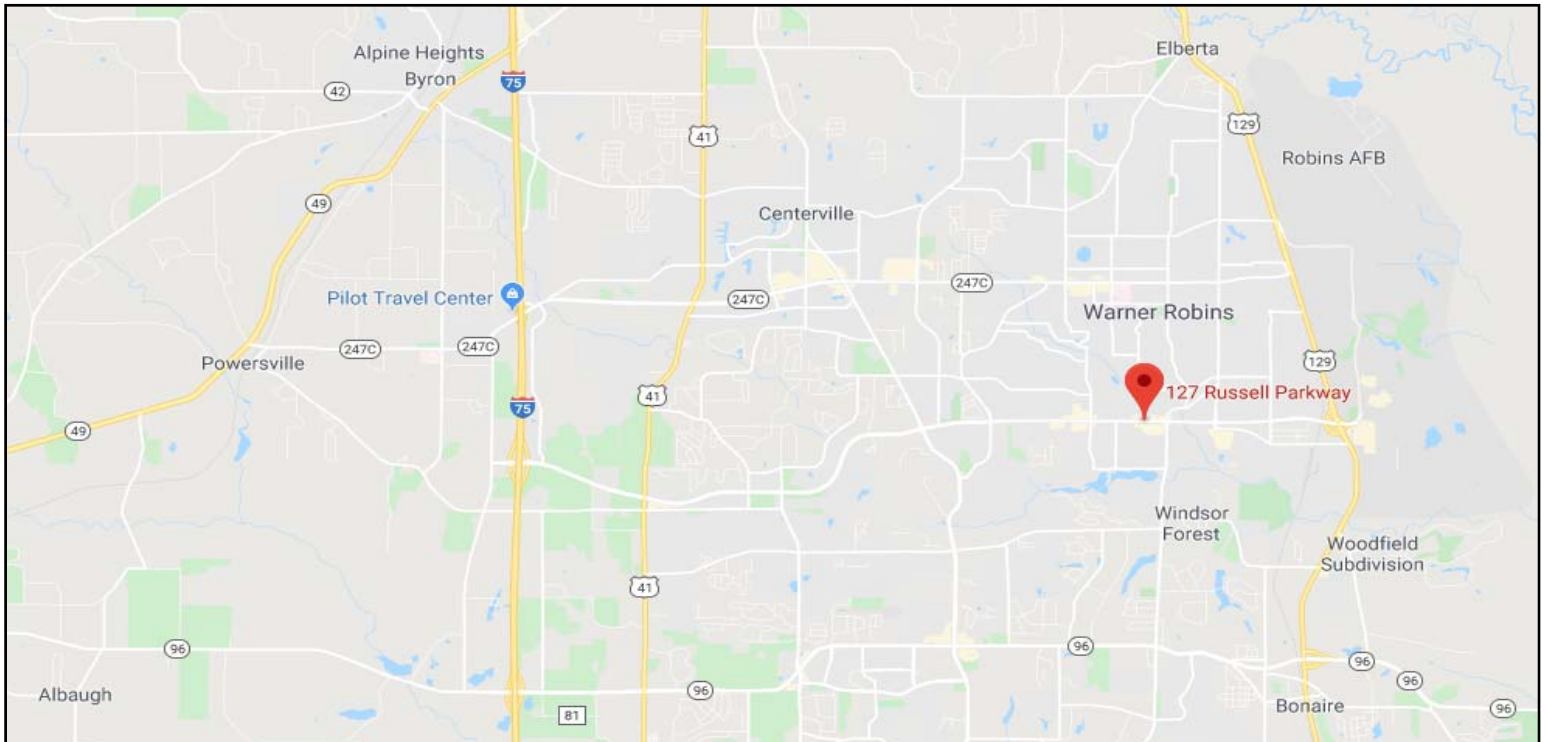
127 Russell Parkway
Warner Robins, GA 31088





MAPS

127 Russell Parkway
Warner Robins, GA 31088



CBCMACON.COM

STEPHANIE FOLSOM, CCIM

478.361.8259

stephanie@cbcworldwide.com



**COLDWELL
BANKER
COMMERCIAL**
EBERHARDT & BARRY



DEMOGRAPHICS

127 Russell Parkway
Warner Robins, GA 31088

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

CBCMACON.COM

STEPHANIE FOLSOM, CCIM
478.361.8259

stephanie@cbcworldwide.com



**COLDWELL
BANKER
COMMERCIAL**
EBERHARDT & BARRY