

**1,860± SQ FT RETAIL SPACE
(SALE INCLUDES BUSINESS & INVENTORY)**

**Lochlyn Plaza - 1238 S. Houston Lake Road - Unit 4
Warner Robins, Houston County, Georgia 31088**



**SALES PRICE: \$325,000
(Includes Business, Inventory,
Furniture, Fixtures & Equipment)**

CONTACT:

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Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201
www.cbcmacon.com**

Created 12/13/19



PROPERTY OVERVIEW

1238 S Houston Lake road
Warner Robins, Houston County, Georgia 31088

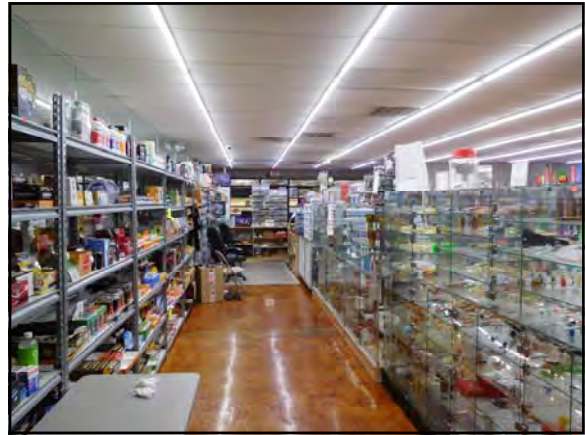
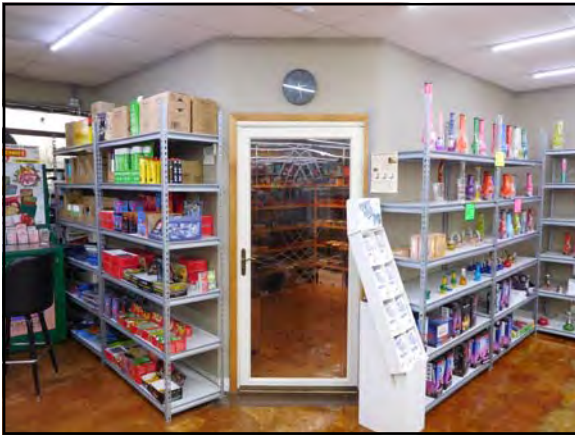
BUILDING INFORMATION:	1,860± SF Retail (End Unit) - Large open area - Storage room - Restroom
FINANCIALS:	<ul style="list-style-type: none"> • Average inventory on hold: \$45,000 - \$55,000 • Average monthly expenses: \$18,000 - \$19,000 • Average monthly gross sales: \$26,500 - \$29,000 • <u>Average monthly NOI: \$8,500 - \$10,000</u> • <u>Average annual NOI: \$105,000 - \$115,000</u>
ACREAGE:	<ul style="list-style-type: none"> • .17± Acres • Access via two paved drives
AVERAGE DAILY TRAFFIC COUNT:	28,100 vehicles per day
TOPOGRAPHY:	Road grade
YEAR BUILT:	2004
ZONING:	C-2, General Commercial District
PARKING:	Plenty of concrete paved parking
UTILITIES:	All public utilities available to the site.
PROPERTY TAXES:	\$1,748.28 (2019)
SALES PRICE:	\$325,000 (Includes business, inventory, furniture, fixtures & equipment)





PHOTOS

1238 S Houston Lake road
Warner Robins, Houston County, Georgia 31088



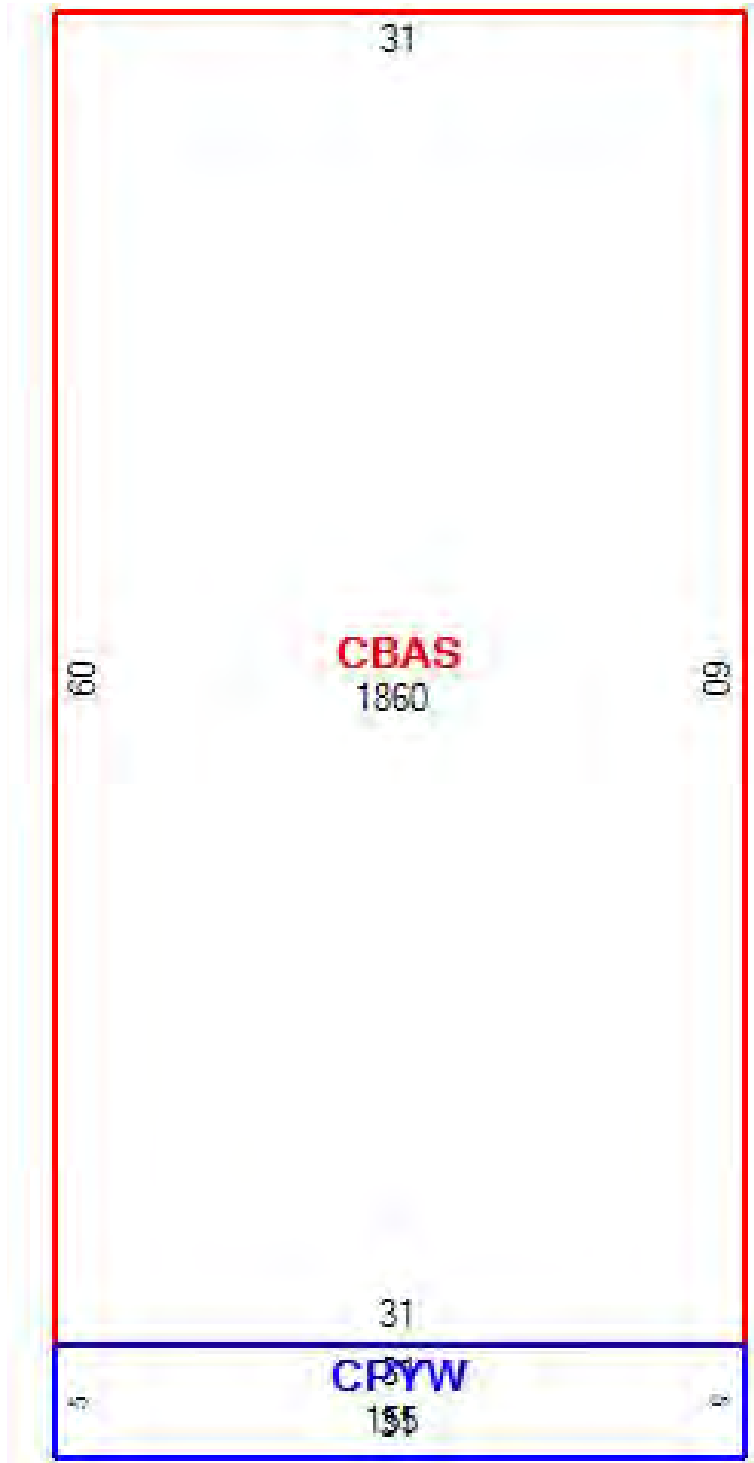
CBCMACON.COM
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BUILDING SKETCH

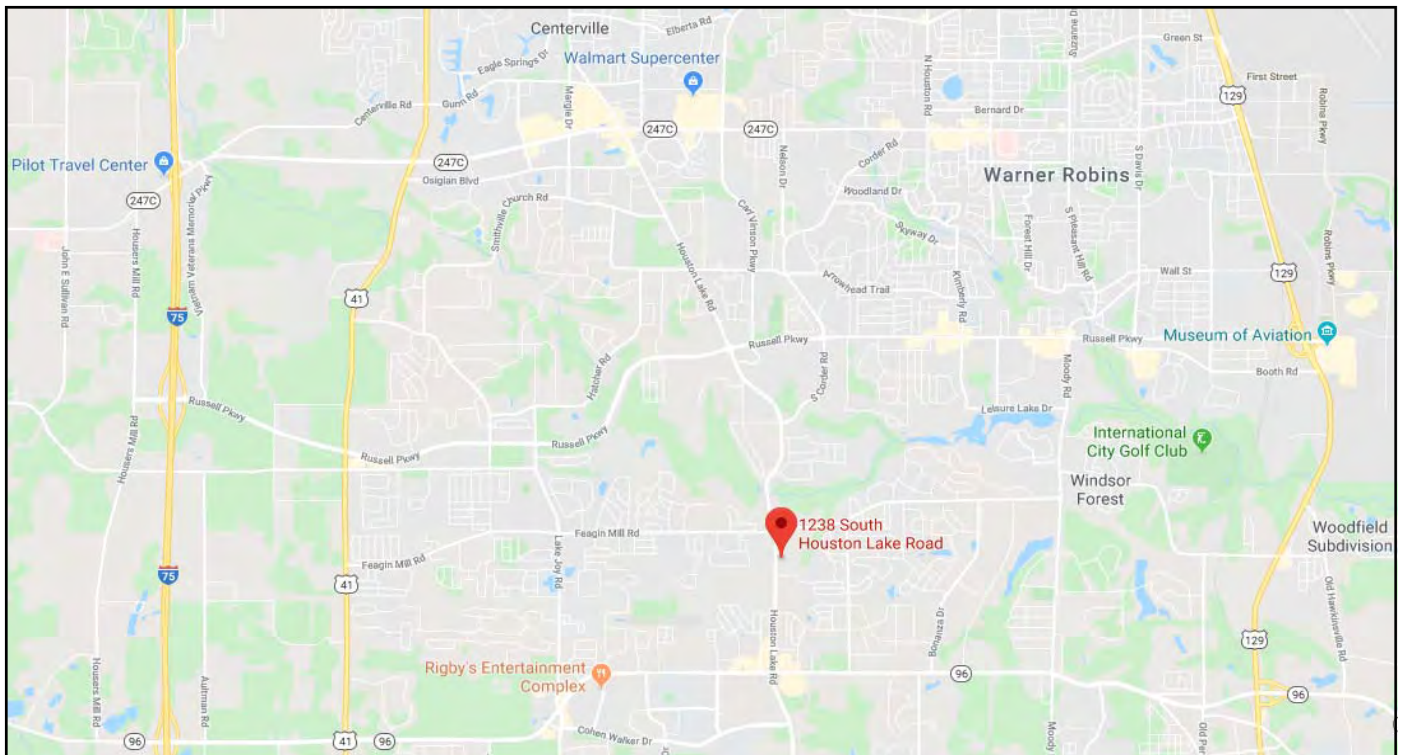
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MAPS

1238 S Houston Lake road
Warner Robins, Houston County, Georgia 31088



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DEMOGRAPHICS - ONE MILE

1238 S Houston Lake road
Warner Robins, Houston County, Georgia 31088

KEY FACTS

9,038

Population



Average Household Size

33.5

Median Age

\$70,361

Median Household Income

EDUCATION

4%

No High School Diploma



24%

High School Graduate



41%

Some College



30%

Bachelor's/Grad/Prof Degree

BUSINESS



118

Total Businesses



884

Total Employees

EMPLOYMENT



67%

White Collar



20%

Blue Collar



13%

Services

6.9%

Unemployment Rate

INCOME



\$70,361

Median Household Income



\$31,616

Per Capita Income



\$100,950

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (22.5%)

The smallest group: \$200,000+ (4.5%)

Indicator ▲	Value	Difference	
<\$15,000	5.8%	-2.3%	<div style="width: 5.8%;"></div>
\$15,000 - \$24,999	7.5%	-2.9%	<div style="width: 7.5%;"></div>
\$25,000 - \$34,999	8.1%	-2.4%	<div style="width: 8.1%;"></div>
\$35,000 - \$49,999	9.2%	-1.7%	<div style="width: 9.2%;"></div>
\$50,000 - \$74,999	22.5%	+2.4%	<div style="width: 22.5%;"></div>
\$75,000 - \$99,999	14.2%	+1.2%	<div style="width: 14.2%;"></div>
\$100,000 - \$149,999	21.2%	+4.0%	<div style="width: 21.2%;"></div>
\$150,000 - \$199,999	7.1%	+1.2%	<div style="width: 7.1%;"></div>
\$200,000+	4.5%	+0.5%	<div style="width: 4.5%;"></div>



DEMOGRAPHICS - THREE MILE

1238 S Houston Lake road
Warner Robins, Houston County, Georgia 31088

KEY FACTS

49,805

Population



Average Household Size

35.2

Median Age

\$68,034

Median Household Income

EDUCATION

6%

No High School Diploma



26%

High School Graduate



38%

Some College



31%

Bachelor's/Grad/Prof Degree

BUSINESS



1,032

Total Businesses



10,065

Total Employees

EMPLOYMENT



64%

White Collar



20%

Blue Collar



15%

Services

4.5%

Unemployment Rate

INCOME



\$68,034

Median Household Income



\$32,006

Per Capita Income



\$112,753

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.7%)

The smallest group: \$200,000+ (4.7%)

Indicator ▲	Value	Difference	
<\$15,000	5.5%	-2.6%	<div style="width: 5.5%;"></div>
\$15,000 - \$24,999	8.9%	-1.5%	<div style="width: 8.9%;"></div>
\$25,000 - \$34,999	9.2%	-1.3%	<div style="width: 9.2%;"></div>
\$35,000 - \$49,999	10.8%	-0.1%	<div style="width: 10.8%;"></div>
\$50,000 - \$74,999	19.7%	-0.4%	<div style="width: 19.7%;"></div>
\$75,000 - \$99,999	14.9%	+1.9%	<div style="width: 14.9%;"></div>
\$100,000 - \$149,999	19.4%	+2.2%	<div style="width: 19.4%;"></div>
\$150,000 - \$199,999	6.9%	+1.0%	<div style="width: 6.9%;"></div>
\$200,000+	4.7%	+0.7%	<div style="width: 4.7%;"></div>



DEMOGRAPHICS - FIVE MILE

1238 S Houston Lake road
Warner Robins, Houston County, Georgia 31088

KEY FACTS

103,839

Population



Average Household Size

35.8

Median Age

\$62,375

Median Household Income

EDUCATION

7%

No High School Diploma



28%

High School Graduate



37%
Some College



28%
Bachelor's/Grad/Prof Degree

BUSINESS



2,922

Total Businesses



41,646

Total Employees

EMPLOYMENT



62%

White Collar



22%

Blue Collar



16%

Services



Unemployment Rate

INCOME



\$62,375

Median Household Income



\$30,085

Per Capita Income



\$104,009

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.2%)

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

Indicator ▲	Value	Difference	
<\$15,000	6.9%	-1.2%	<div style="width: 6.9%;"></div>
\$15,000 - \$24,999	9.8%	-0.6%	<div style="width: 9.8%;"></div>
\$25,000 - \$34,999	10.4%	-0.1%	<div style="width: 10.4%;"></div>
\$35,000 - \$49,999	10.8%	-0.1%	<div style="width: 10.8%;"></div>
\$50,000 - \$74,999	20.2%	+0.1%	<div style="width: 20.2%;"></div>
\$75,000 - \$99,999	13.5%	+0.5%	<div style="width: 13.5%;"></div>
\$100,000 - \$149,999	18.1%	+0.9%	<div style="width: 18.1%;"></div>
\$150,000 - \$199,999	6.2%	+0.3%	<div style="width: 6.2%;"></div>
\$200,000+	3.9%	-0.1%	<div style="width: 3.9%;"></div>