

## RETAIL / OFFICE SPACE

**6,000± SF**

1259 Russell Pkwy  
Warner Robins, Houston County, GA 31088

**FOR SALE**



**SALE PRICE: \$625,000 - 7.6% CAP**

**PATRICK BARRY - EXCLUSIVE AGENT**

**pbarry@cbcworldwide.com**

**Office: (478) 746-8171**

**Cell: (478) 718-1806**

**Coldwell Banker Commercial**

**Eberhardt & Barry**

**990 Riverside Drive**

**Macon, Georgia 31201**

**(478) 746-8171**



## PROPERTY OVERVIEW

1259 Russell Pkwy  
Warner Robins, GA 31088

<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 4 separate units - 100% Occupied</li><li>• 7.6% CAP</li><li>• Rent Roll available upon signing of CA; Operating Statement included below</li><li>• 2 restrooms per unit</li><li>• Stable, long-term professional tenants</li></ul>
<b>LAND:</b>	.31± Acres
<b>YEAR BUILT:</b>	1989
<b>PROPERTY TAX BILL:</b>	\$5,112.00
<b>EXTERIOR:</b>	Hard coat Stucco
<b>INTERIOR / WALL HEIGHT:</b>	Sheetrock - 10'
<b>ROOF:</b>	Asphalt Shingles
<b>CEILING/ LIGHTING:</b>	Acoustical tile / standard fluorescent fixture
<b>HVAC:</b>	Central Air; Heat Pump total electric
<b>PARKING:</b>	20+ striped parking spaces
<b>SIGNAGE:</b>	Signage included
<b>ZONING:</b>	C2
<b>SALES PRICE:</b>	<b>\$625,000 - 7.6% CAP</b>





## FINANCIALS - 2020 OPERATING STATEMENT

1259 Russell Pkwy  
Warner Robins, GA 31088

August 2020

1259 Russell Parkway

Operating Statement

6,000 S.F. Professional Office Building

**Current Annual Gross Rent:** **\$62,520.00**

### Annual Expenses:

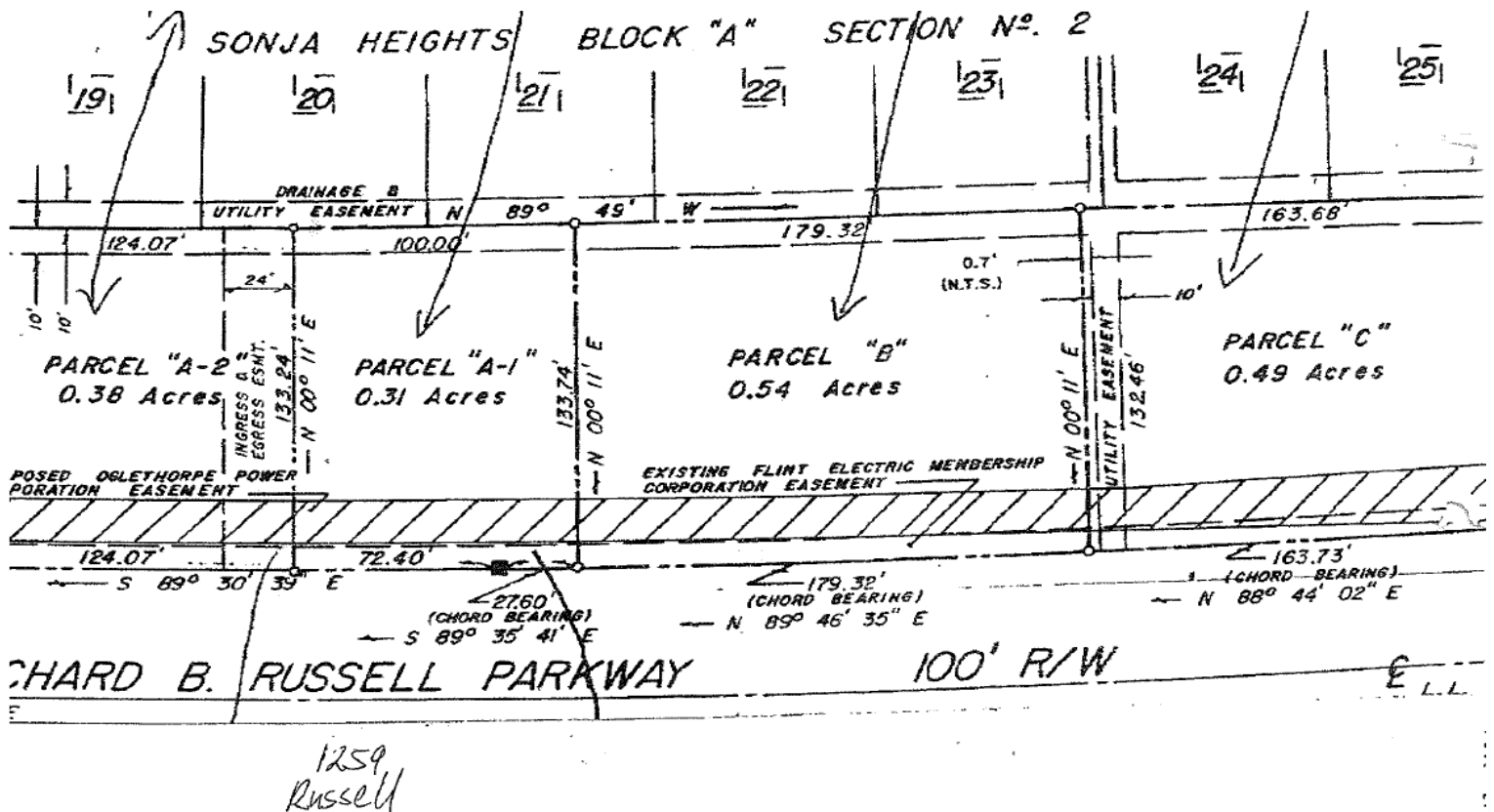
- Property Insurance	\$ 755.00
Property Taxes	\$5,112.00
Parking Lot Light	\$ 238.00
Grounds and Parking Lot	\$ 320.00
Water, Garbage, Sewer	\$2,379.00
5% Vacancy and Maintenance Reserve	\$3,126.00
5% Management	<u>\$3,126.00</u>
<b>Total Annual Expenses</b>	<b><u>\$15,056.00</u></b>
 <b>Net Operating Income</b>	 <b><u>\$47,464.00</u></b>





## SURVEY

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478.718.1806

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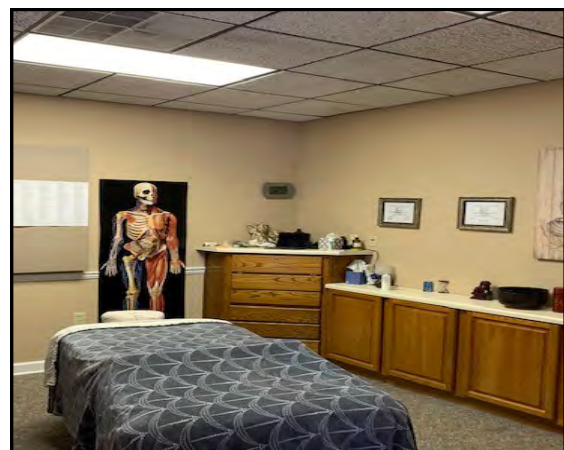
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## PHOTOS

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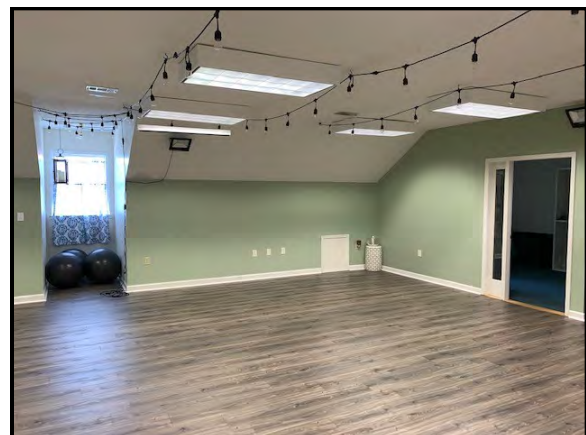
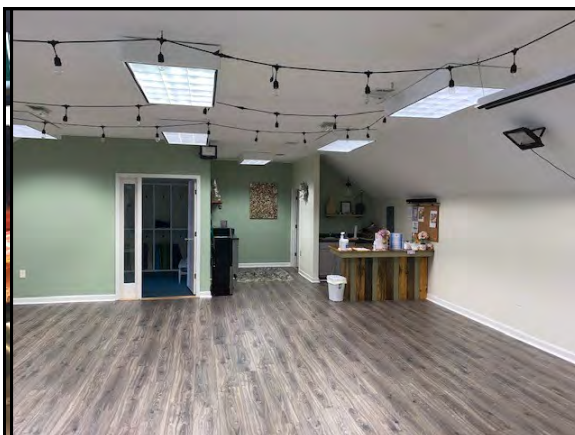
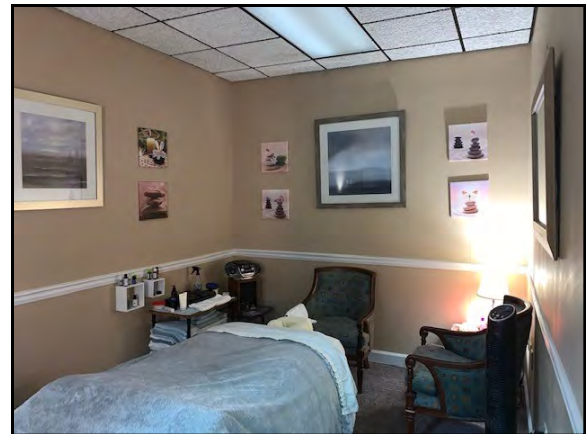
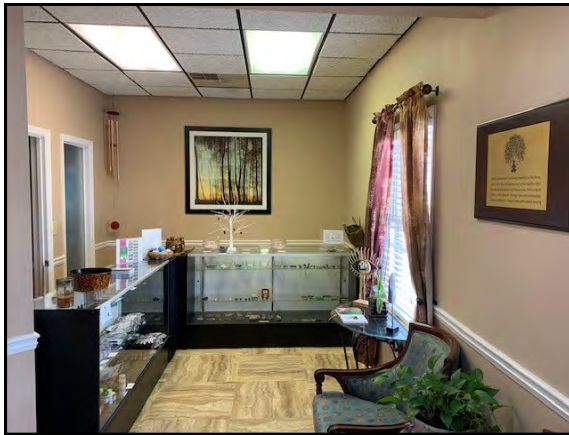


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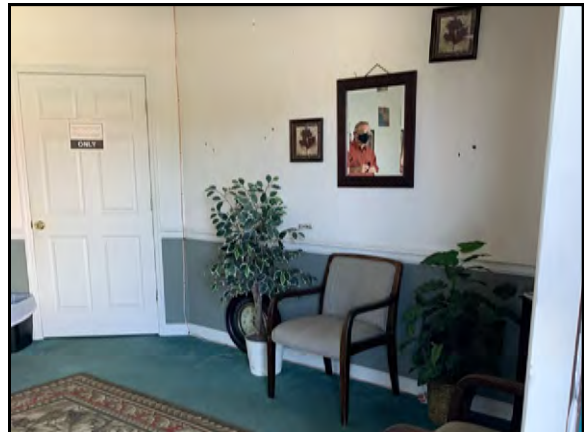
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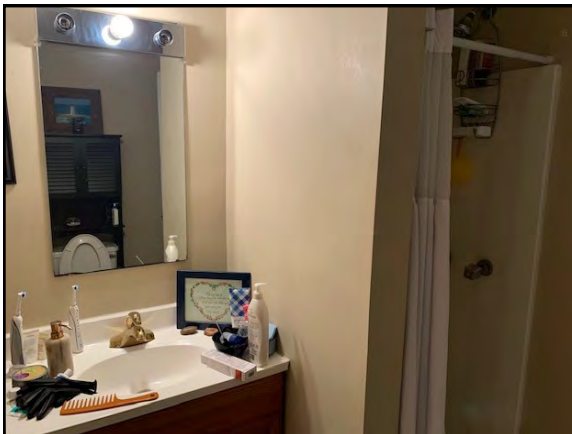
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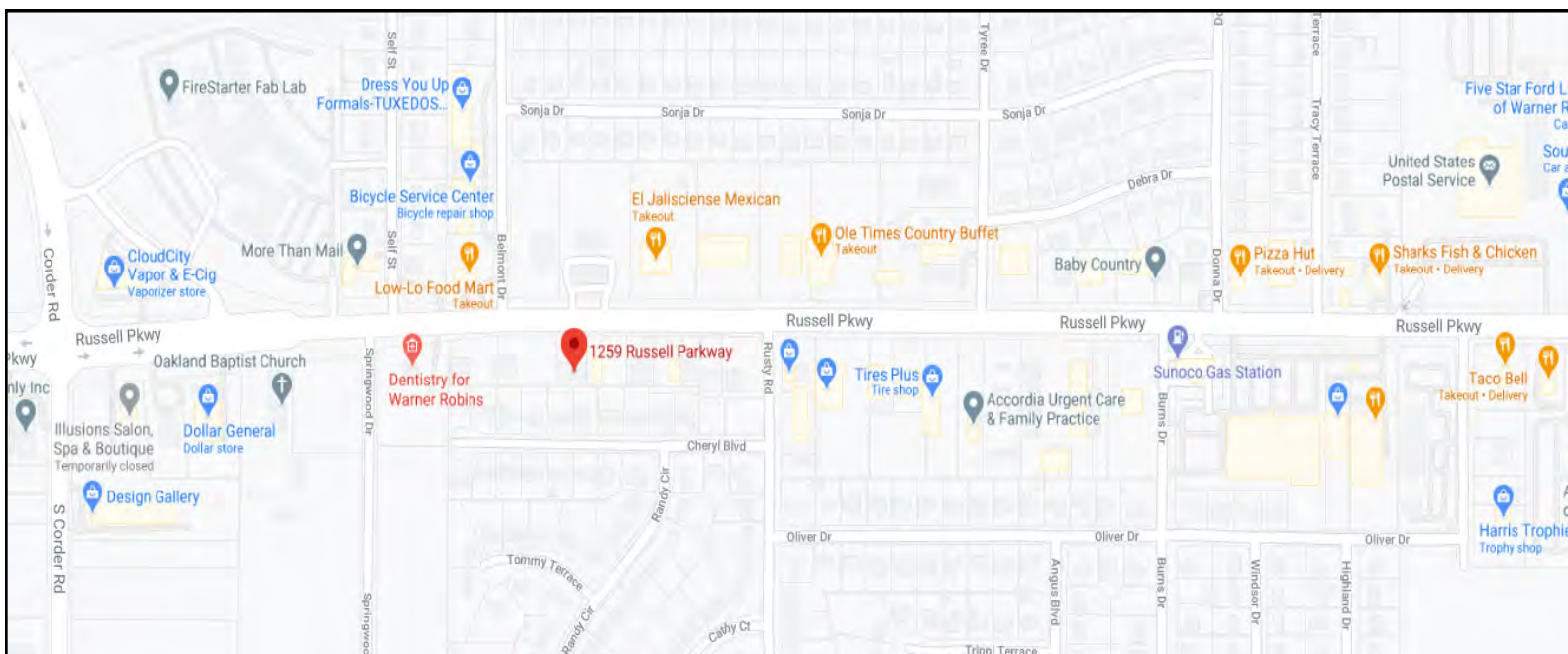
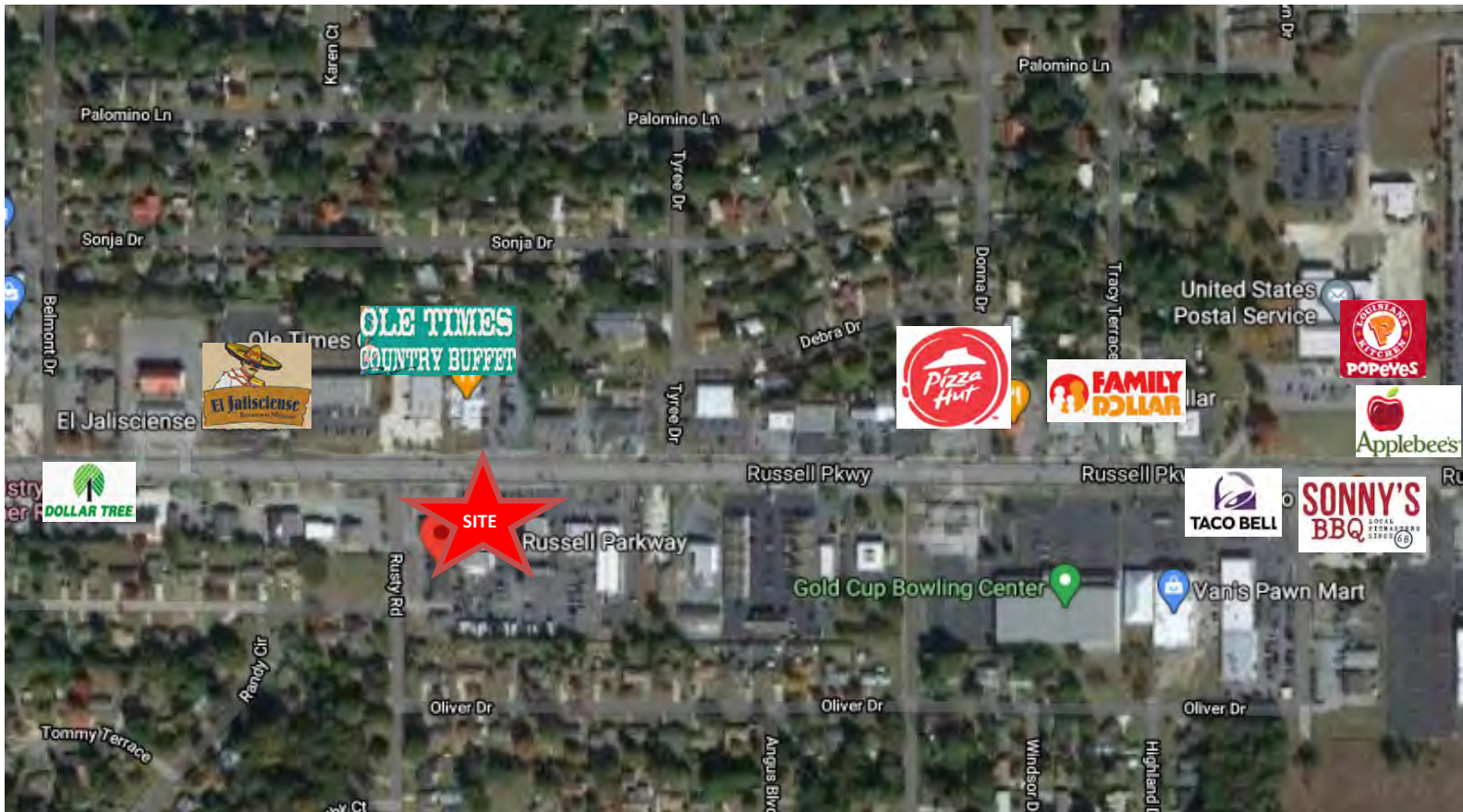
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## MAPS

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## INFOGRAPHICS - 1 Mile

1259 Russell Pkwy  
Warner Robins, GA 31088

### KEY FACTS

8,221

Population



Average  
Household Size

36.1

Median Age

\$48,356

Median Household  
Income

### EDUCATION

6%

No High  
School  
Diploma



31%

High School  
Graduate



39%

Some College



25%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



296

Total Businesses



2,664

Total Employees

### EMPLOYMENT



65%

White Collar



21%

Blue Collar



14%

Services

14.8%

Unemployment  
Rate

### INCOME



\$48,356

Median Household  
Income



\$32,709

Per Capita Income



\$59,734

Median Net Worth

### Households By Income

The largest group: \$35,000 - \$49,999 (21.9%)

The smallest group: \$150,000 - \$199,999 (4.6%)

Indicator ▲	Value	Difference	
<\$15,000	6.6%	-1.7%	
\$15,000 - \$24,999	8.7%	+1.4%	
\$25,000 - \$34,999	14.6%	+3.5%	
\$35,000 - \$49,999	21.9%	+5.8%	
\$50,000 - \$74,999	15.1%	-0.7%	
\$75,000 - \$99,999	10.7%	-0.4%	
\$100,000 - \$149,999	11.2%	-4.5%	
\$150,000 - \$199,999	4.6%	-2.3%	
\$200,000+	6.7%	-1.0%	







## INFOGRAPHICS - 3 Mile

1259 Russell Pkwy  
Warner Robins, GA 31088

### KEY FACTS

62,334

Population



Average  
Household Size

35.2

Median Age

\$51,681

Median Household  
Income

### EDUCATION



28%

High School  
Graduate



37%

Some College



27%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



2,150

Total Businesses



26,028

Total Employees

### EMPLOYMENT



White Collar

61%



Blue Collar

24%



Services

15%

14.1%

Unemployment  
Rate

### INCOME



\$51,681

Median Household  
Income



\$30,648

Per Capita Income



\$52,186

Median Net Worth

### Households By Income

The largest group: \$35,000 - \$49,999 (17.3%)

The smallest group: \$150,000 - \$199,999 (5.6%)

Indicator ▲	Value	Difference	
<\$15,000	9.0%	+0.7%	
\$15,000 - \$24,999	8.8%	+1.5%	
\$25,000 - \$34,999	13.3%	+2.2%	
\$35,000 - \$49,999	17.3%	+1.2%	
\$50,000 - \$74,999	17.0%	+1.2%	
\$75,000 - \$99,999	10.0%	-1.1%	
\$100,000 - \$149,999	13.0%	-2.7%	
\$150,000 - \$199,999	5.6%	-1.3%	
\$200,000+	6.1%	-1.6%	

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## INFOGRAPHICS - 5 Mile

1259 Russell Pkwy  
Warner Robins, GA 31088

### KEY FACTS

116,049

Population



Average  
Household Size

35.5

Median Age

\$56,455

Median Household  
Income

### EDUCATION

9%

No High  
School  
Diploma



27%

High School  
Graduate



35%

Some College



29%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



3,144

Total Businesses



59,388

Total Employees

### EMPLOYMENT



62%

White Collar



24%

Blue Collar



14%

Services

13.3%

Unemployment  
Rate

### INCOME



\$56,455

Median Household  
Income



\$32,197

Per Capita Income



\$73,404

Median Net Worth

### Households By Income

The largest group: \$35,000 - \$49,999 (16.7%)

The smallest group: \$150,000 - \$199,999 (6.4%)

Indicator ▲	Value	Difference	
<\$15,000	8.4%	+0.1%	
\$15,000 - \$24,999	7.9%	+0.6%	
\$25,000 - \$34,999	11.7%	+0.6%	
\$35,000 - \$49,999	16.7%	+0.6%	
\$50,000 - \$74,999	15.8%	0	
\$75,000 - \$99,999	11.1%	0	
\$100,000 - \$149,999	14.8%	-0.9%	
\$150,000 - \$199,999	6.4%	-0.5%	
\$200,000+	7.2%	-0.5%	

