

RETAIL SPACE

7,000± SF

2211 Moody Rd
Warner Robins, Houston County, GA 31088



FOR LEASE

LEASE RATE: \$12 - \$14 PSF
Includes CAM & TI

RILEY BENNET
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Coldwell Banker Commercial - Eberhardt & Barry
990 Riverside Dr., Macon, GA 31201



PROPERTY OVERVIEW

2211 Moody Rd
Warner Robins, GA 31088

BUILDING INFORMATION:	<ul style="list-style-type: none">• 7,000± SF• Former Rite-Aid, located directly beside The Warehouse• Conveniently located by the corner of Russell Pkwy and Moody Rd.• Breakroom w/ sink and fridge• If needed, owner can add outdoor fenced area, extra parking, roll-up doors, etc. on left and back side of the building.
LAND:	4.3± Acres
YEAR BUILT:	1987
EXTERIOR:	Concrete
INTERIOR WALL:	Sheetrock
ROOF:	Galvanized metal with insulation board & TPO roof
CEILING/ LIGHTING:	Acoustical tile / recessed fluorescent fixture
HVAC:	Central Air
PARKING:	Asphalt paved - 192+ striped parking spaces shared with The Warehouse (located directly next door)
SIGNAGE:	Signage available on pylon & storefront
ZONING:	C2
LEASE RATE:	\$12 - \$14 PSF (includes CAM & TI)

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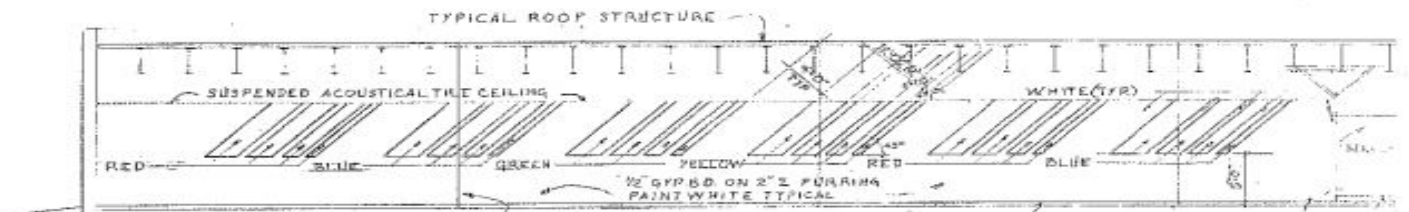
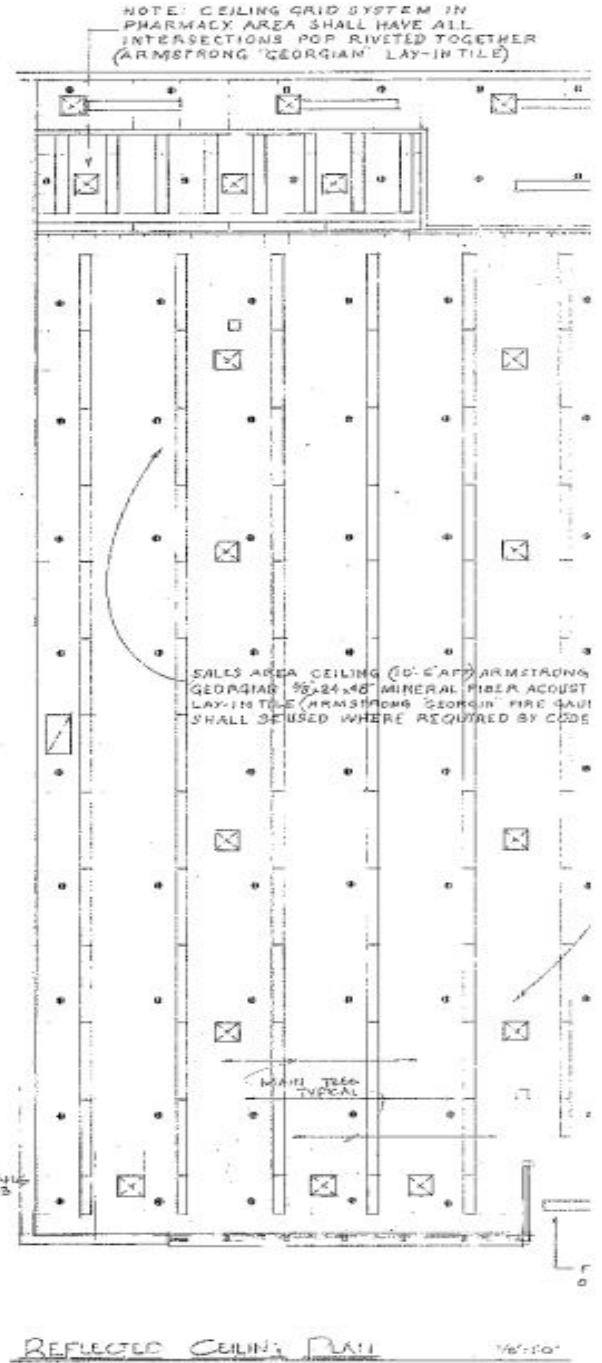
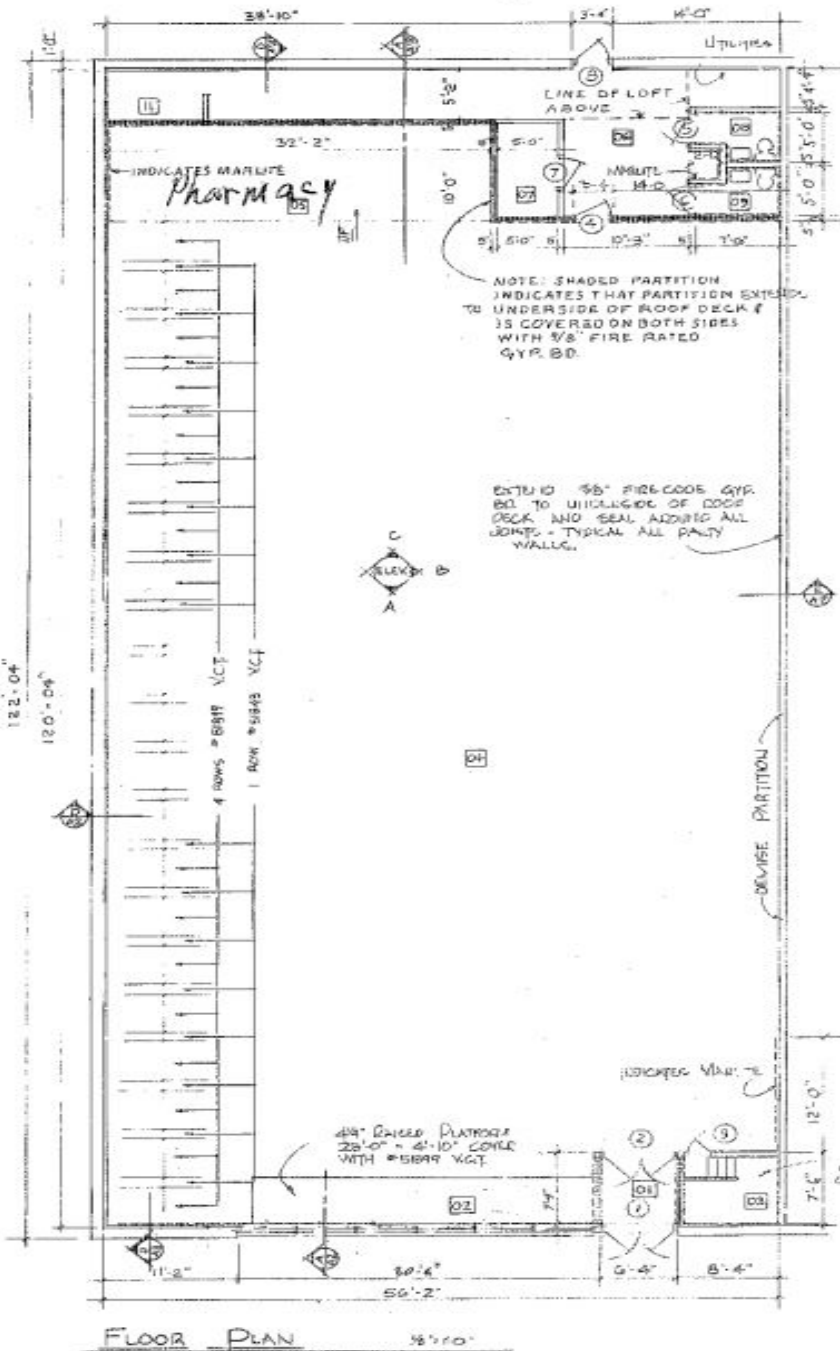


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FLOOR PLAN

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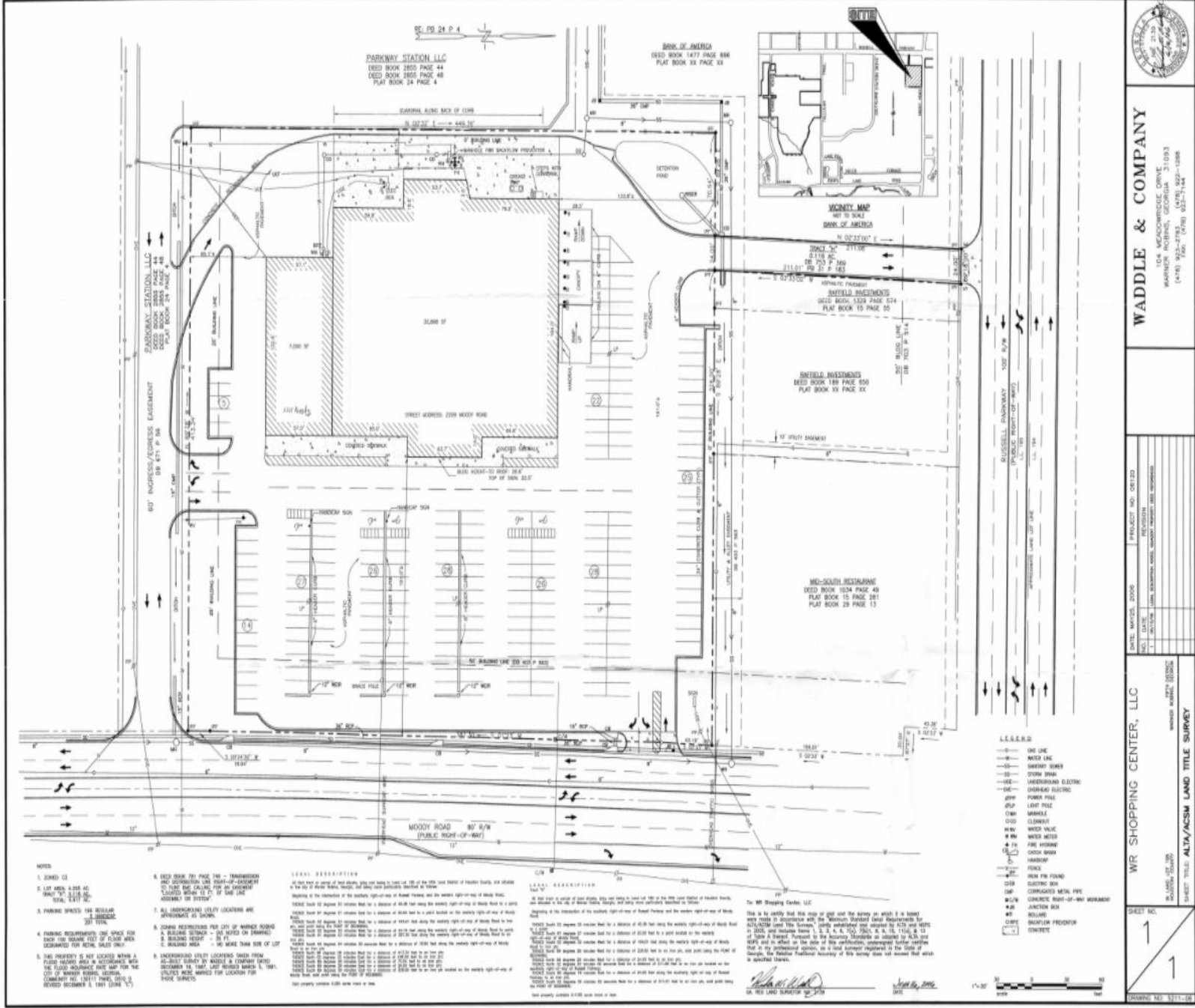
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SURVEY

2211 Moody Rd
Warner Robins, GA 31088



WADDLE & COMPANY
104 WOODBRIDGE DRIVE
WARNER ROBINS, GEORGIA 31088
(478) 922-2728 FAX (478) 922-1288

WR SHOPPING CENTER, LLC

DATE: MAY 15, 2018 PROJECT NO.: 08123
 DRAFTER: J. B. WADDLE, P.E. REVISION: 1
 CHECKER: J. B. WADDLE, P.E. REVISION: 2
 SURVEYOR: J. B. WADDLE, P.E. REVISION: 3

SCALE: 1" = 30'

SHEET NO. 1

DATE: 05/11/18

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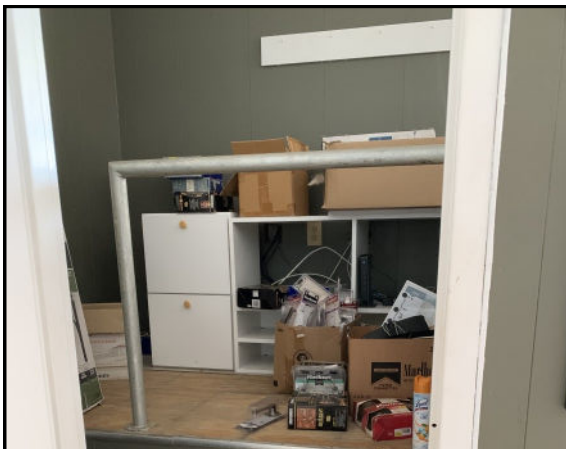
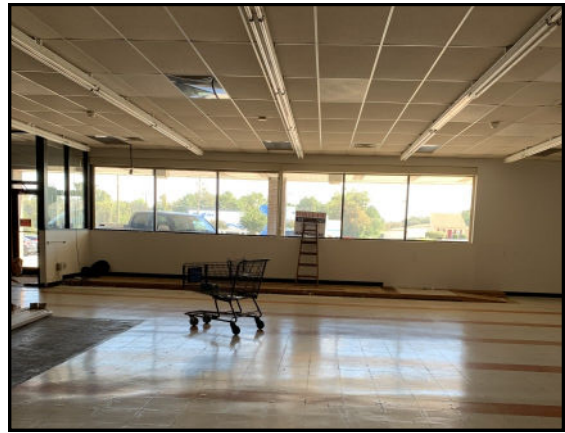
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PHOTOS

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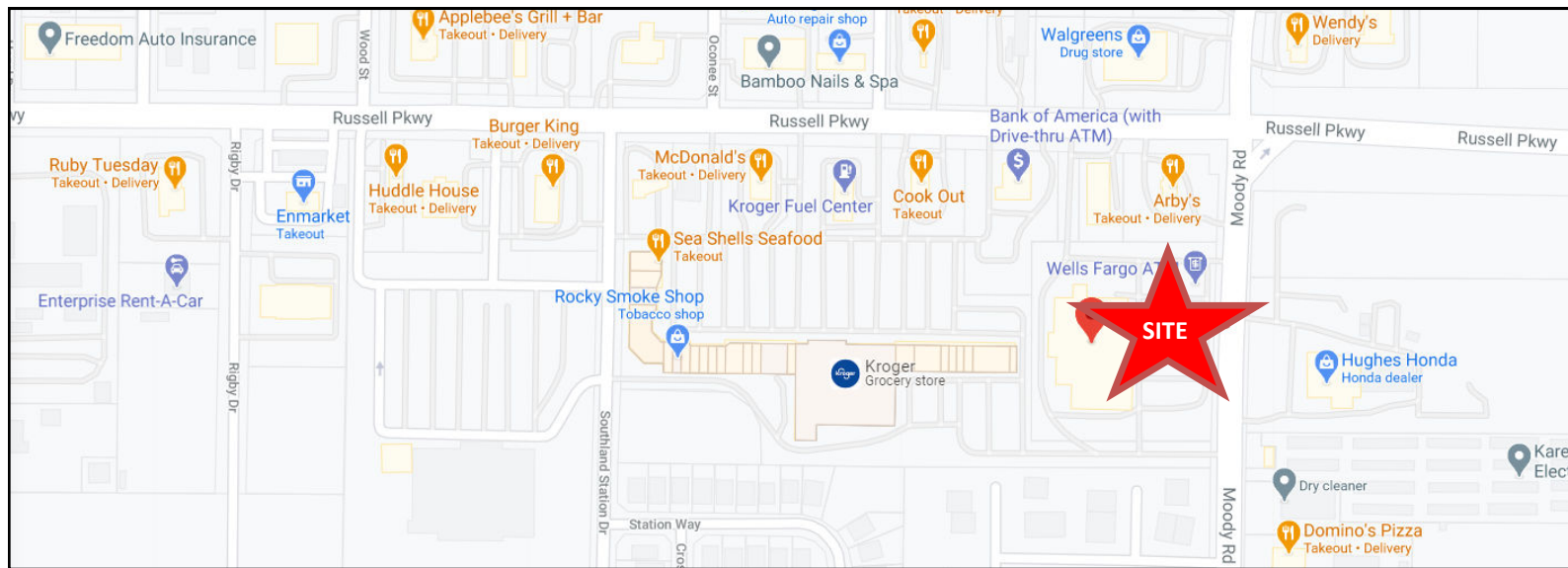


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MAPS

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INFOGRAPHICS - 1 Mile

2211 Moody Rd
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



White Collar

65%



Blue Collar

21%



Services

14%

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%	

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INFOGRAPHICS - 3 Mile

2211 Moody Rd
Warner Robins, GA 31088

KEY FACTS

62,334

Population



2.5
Average Household Size

35.2

Median Age

\$51,681

Median Household Income

BUSINESS



2,150

Total Businesses



26,028

Total Employees

INCOME



\$51,681

Median Household Income



\$30,648

Per Capita Income



\$52,186

Median Net Worth

EDUCATION



28%

High School Graduate



37%

Some College



27%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

61%



Blue Collar

24%



Services

15%

14.1%

Unemployment Rate

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

2211 Moody Rd
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%	

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