

PROFESSIONAL OFFICE / SERVICE

950 - 1,786± SF

281 Carl Vinson Pkwy
Warner Robins, Houston County, GA 31088



FOR LEASE

LEASE RATE: \$12 - \$14 PSF - Includes CTI

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

281 Carl Vinson Pkwy
Warner Robins, GA 31088

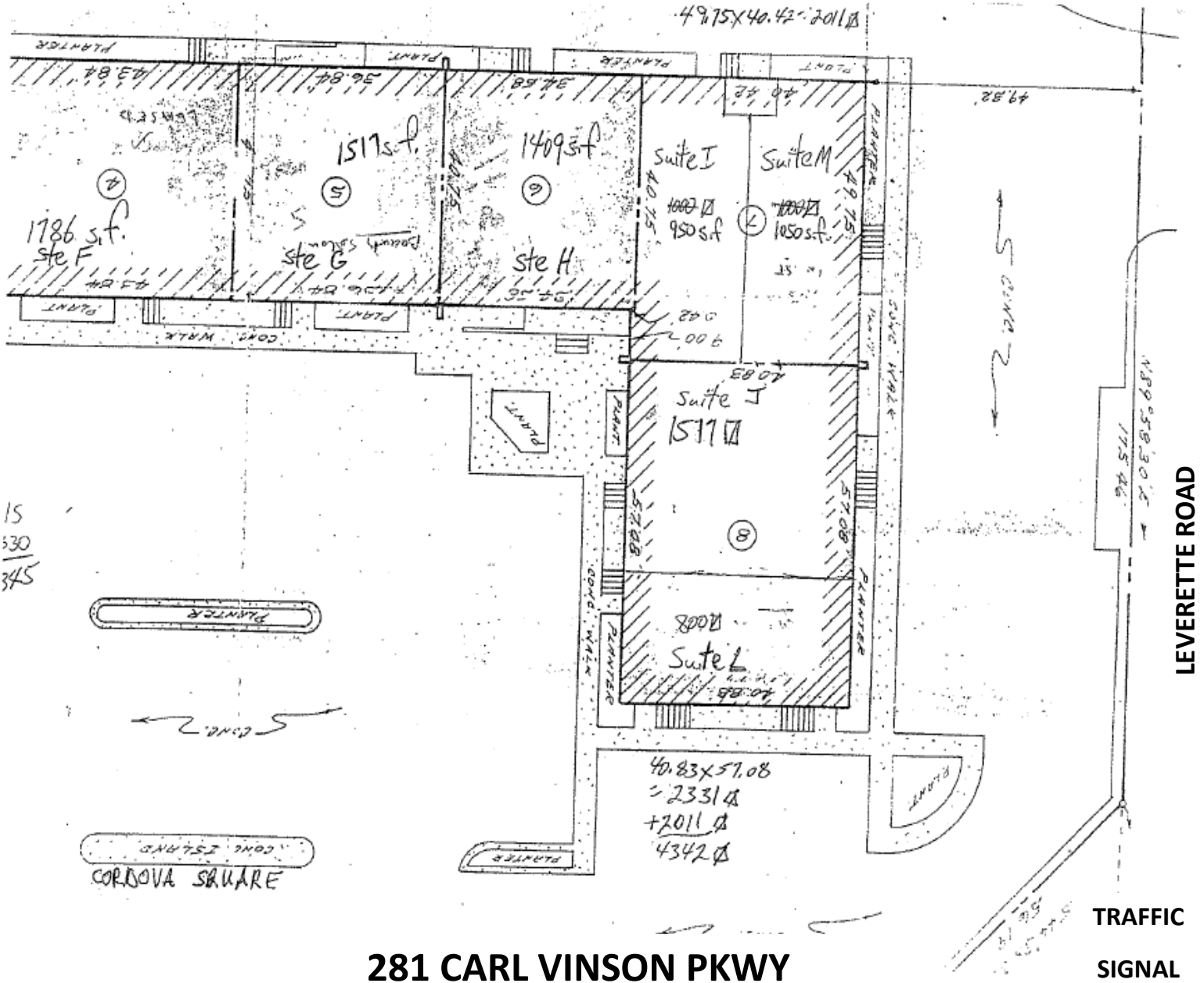
BUILDING INFORMATION:	<ul style="list-style-type: none"> • 2 separate units for lease: • Unit F - 1,786± SF • Unit I - 950± SF • Will finish to suit • Centrally located at the corner of Carl Vinson Pkwy and Leverette Rd. • Excellent space for Salon or Professional office space
LAND:	1.46± Acres
YEAR BUILT:	1985
EXTERIOR:	Brick
INTERIOR / WALL HEIGHT:	Sheetrock - 9'
ROOF:	Asphalt Shingles
CEILING/ LIGHTING:	Sheetrock w/ heavy trim / standard fluorescent fixtures
HVAC:	Central Air, Heat pump total electric
PARKING:	Paved concrete lot shared w/ building
SIGNAGE:	Signage can be included
ZONING:	C1
LEASE RATE:	\$12 - \$14 PSF *Includes CTI, as well as Water, Garbage, & Sewer fees*





FLOOR PLAN - CORDOVA SQUARE

281 Carl Vinson Pkwy
Warner Robins, GA 31088



281 CARL VINSON PKWY

CBCMACON.COM

PATRICK BARRY

478.718.1806

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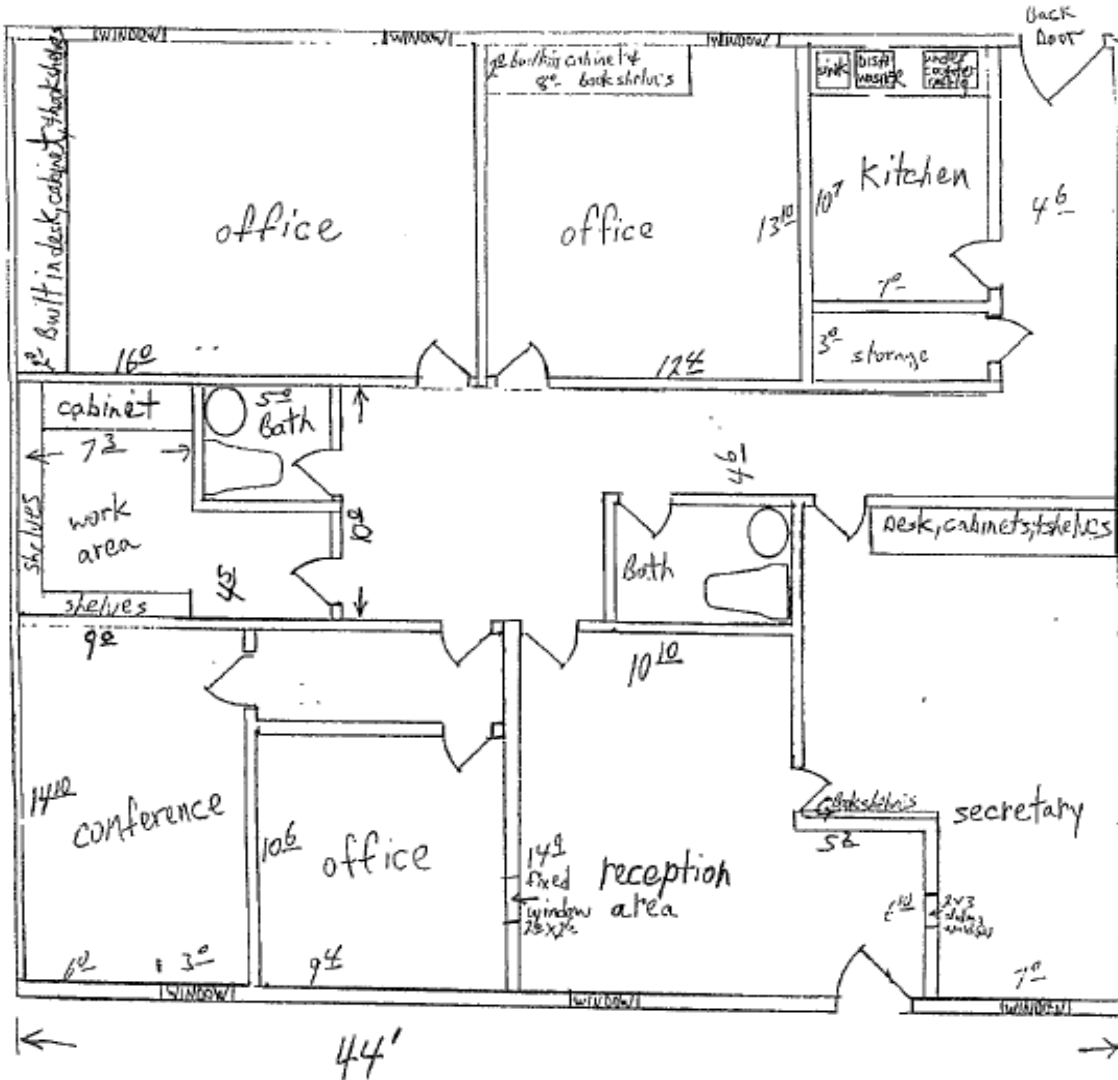
**COLDWELL
BANKER
COMMERCIAL**

EBERHARDT & BARRY



FLOOR PLAN - SUITE F

281 Carl Vinson Pkwy
Warner Robins, GA 31088



SUITE F
CORDOVA SQUARE
281 CARL VINSON PKWY
WARNER ROBINS, GA
1,786± SF





PHOTOS

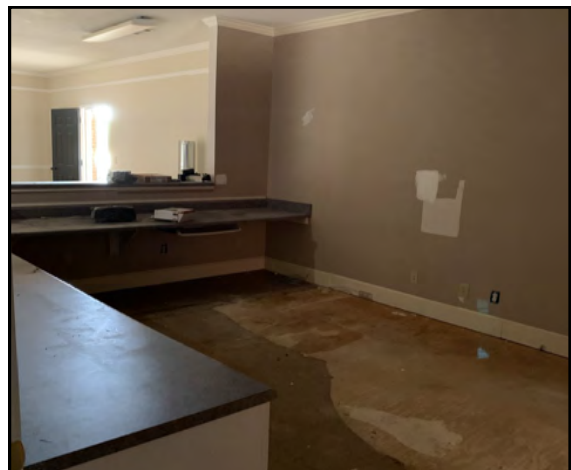
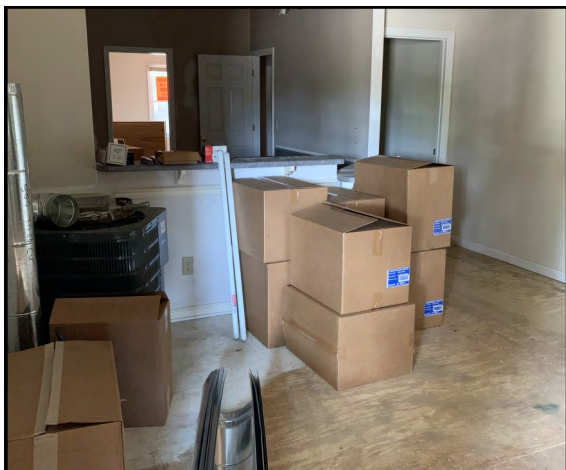
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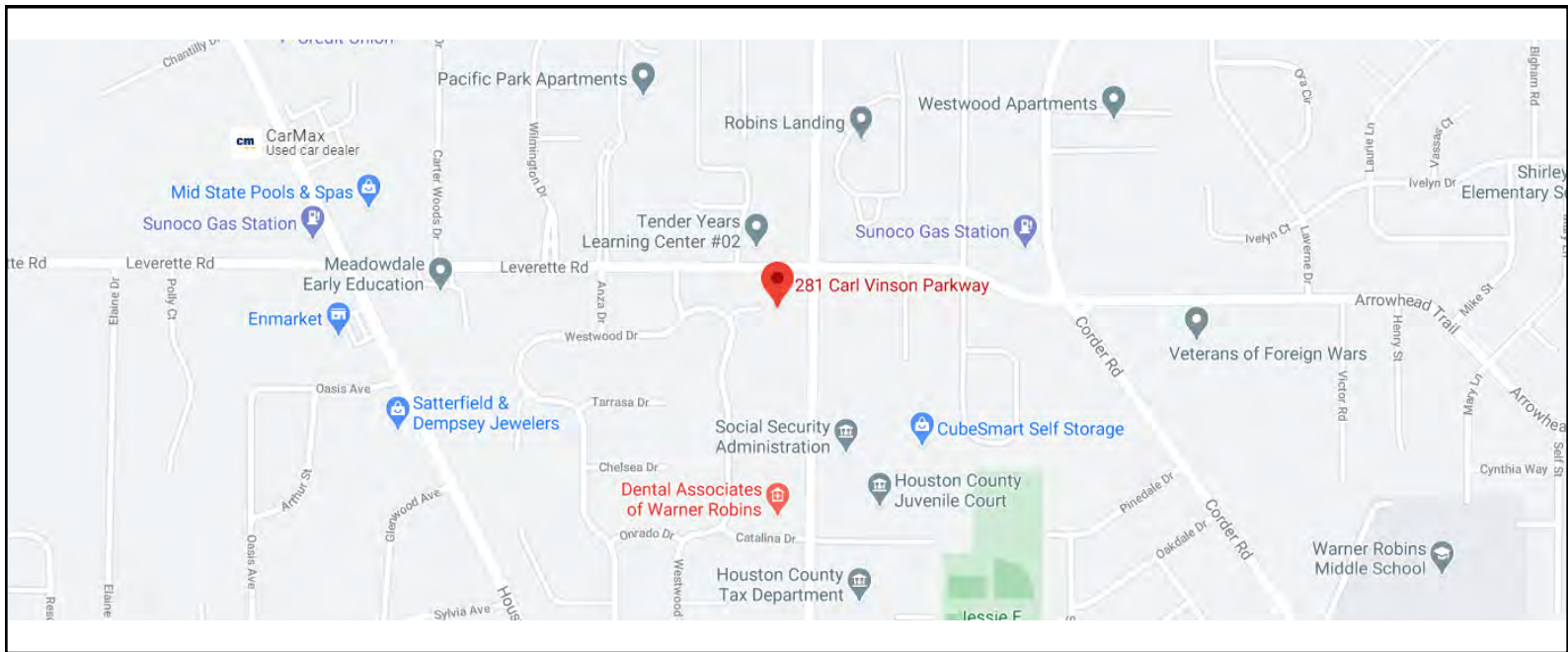
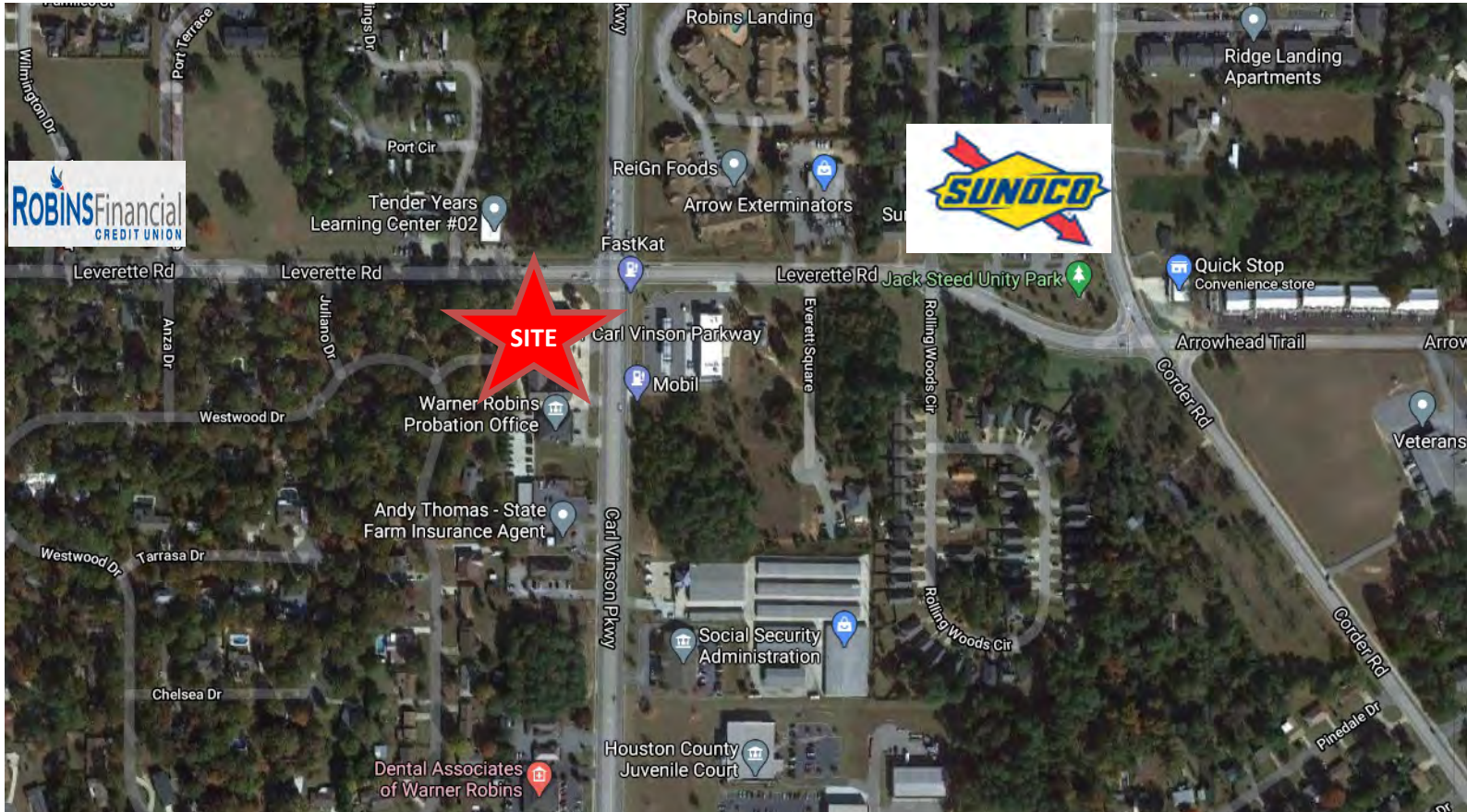
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MAPS

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INFOGRAPHICS - 1 Mile

281 Carl Vinson Pkwy
Warner Robins, GA 31088

KEY FACTS

8,221

Population

36.1

Median Age



2.4

Average Household Size

\$48,356

Median Household Income

BUSINESS



296

Total Businesses



2,664

Total Employees

INCOME



\$48,356

Median Household Income



\$32,709

Per Capita Income



\$59,734

Median Net Worth

EDUCATION

6%

No High School Diploma



31%
High School Graduate



39%
Some College



25%
Bachelor's/Grad/Prof Degree

EMPLOYMENT



65%

White Collar



21%

Blue Collar



14%

Services

14.8%

Unemployment Rate

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

281 Carl Vinson Pkwy
Warner Robins, GA 31088

KEY FACTS

62,334

Population



Average Household Size



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%



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%	



INFOGRAPHICS - 5 Mile

281 Carl Vinson Pkwy
Warner Robins, GA 31088

KEY FACTS

116,049

Population



Average Household Size



Median Age

\$56,455

Median Household Income

EDUCATION



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



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%	