

## Single Tenant Retail

**2,800± SF**

340 A&B Corder Rd.  
Warner Robins, Houston County, GA 31088



**FOR SALE**

**SALE PRICE: \$270,000 - 8.1% CAP**

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



## PROPERTY OVERVIEW

340 A&B Corder Rd  
Warner Robins, GA 31088

<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 100% Occupied by stable, long tenure tenant (lease 5/6/12 - 8/31/25)</li><li>• 8.1% CAP</li><li>• Operating Statement included below; Rent Roll available upon signing of CA</li><li>• 3 Restrooms total - 2 are located downstairs, one in each unit. One additional restroom upstairs.</li><li>• 3 separate rooms above Unit B with washer and dryer hookups</li><li>• Each unit is individually metered for power and water.</li><li>• 4 separate HVAC units - 2 per unit (downstairs and upstairs)</li></ul>
<b>LAND:</b>	.2± Acres
<b>YEAR BUILT:</b>	1988
<b>PROPERTY TAX BILL:</b>	\$1,615.00
<b>EXTERIOR:</b>	Brick
<b>INTERIOR / WALL HEIGHT:</b>	Sheetrock - 10'
<b>ROOF:</b>	Asphalt shingles
<b>CEILING/ LIGHTING:</b>	Sheet rock / recessed fluorescent fixture
<b>HVAC:</b>	Unit A & B replaced within the past 10 years
<b>PARKING:</b>	4 striped parking spaces in front of building w/ additional parking
<b>SIGNAGE:</b>	Signage Included
<b>ZONING:</b>	C2
<b>SALES PRICE:</b>	<b>\$270,000 - 8.1% CAP</b>





## FINANCIALS - 2021 OPERATING STATEMENT

340 A&B Corder Rd  
Warner Robins, GA 31088

Operating Statement- December 31, 2021

340 A&B Corder Rd.

Single Tenant Retail

<b>Current Annual Gross Rent</b>	<b>\$26,400.00</b>
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Annual Expenses:

Property Insurance	\$281.00
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Property Taxes	\$1,646.00
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Stormwater	\$55.00
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5% Vacancy and Maintenance Reserve	\$1,320.00
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5% Management	\$1,320.00
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<b>Total Annual Expenses</b>	<b>\$4,622.00</b>
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<b>Net Operating Income</b>	<b>\$21,778.00</b>
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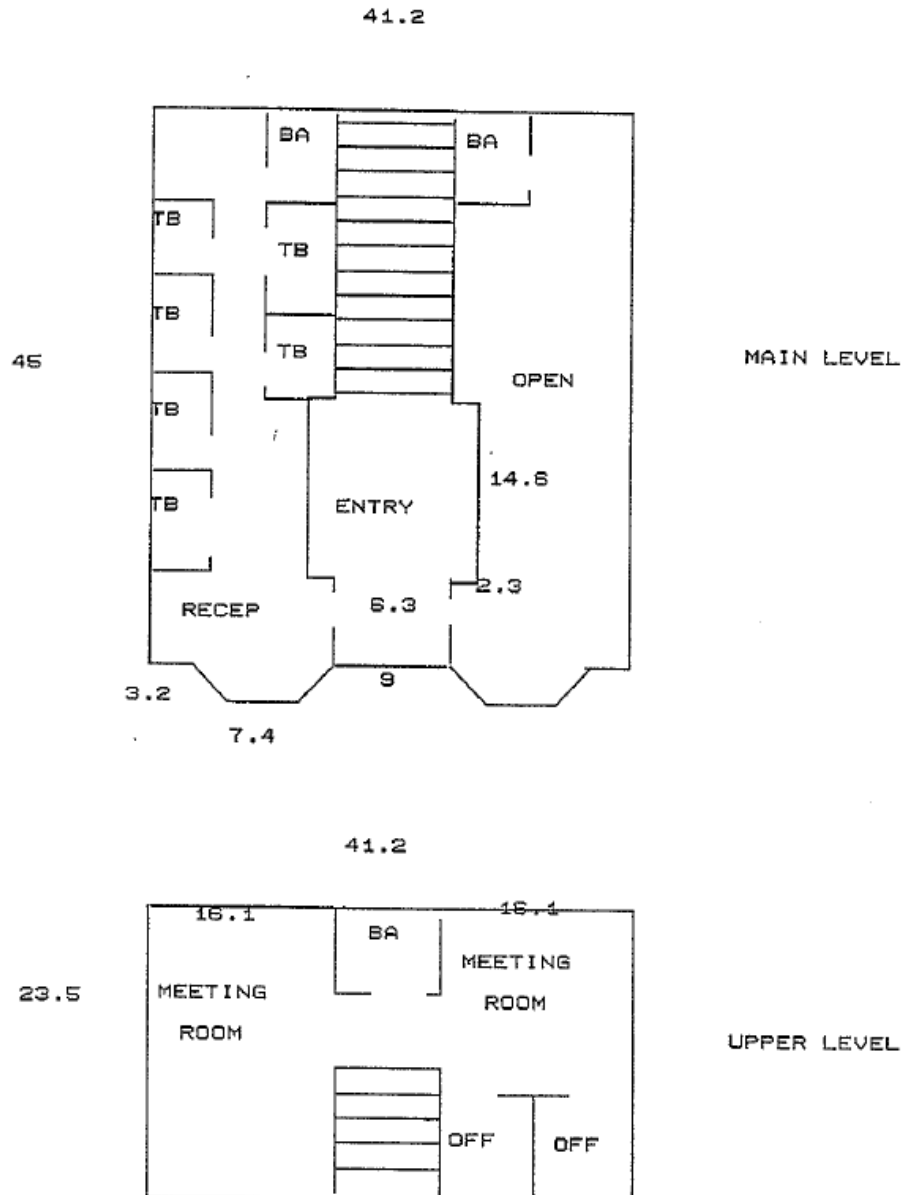




## BUILDING SKETCH

340 A&B Corder Rd  
Warner Robins, GA 31088

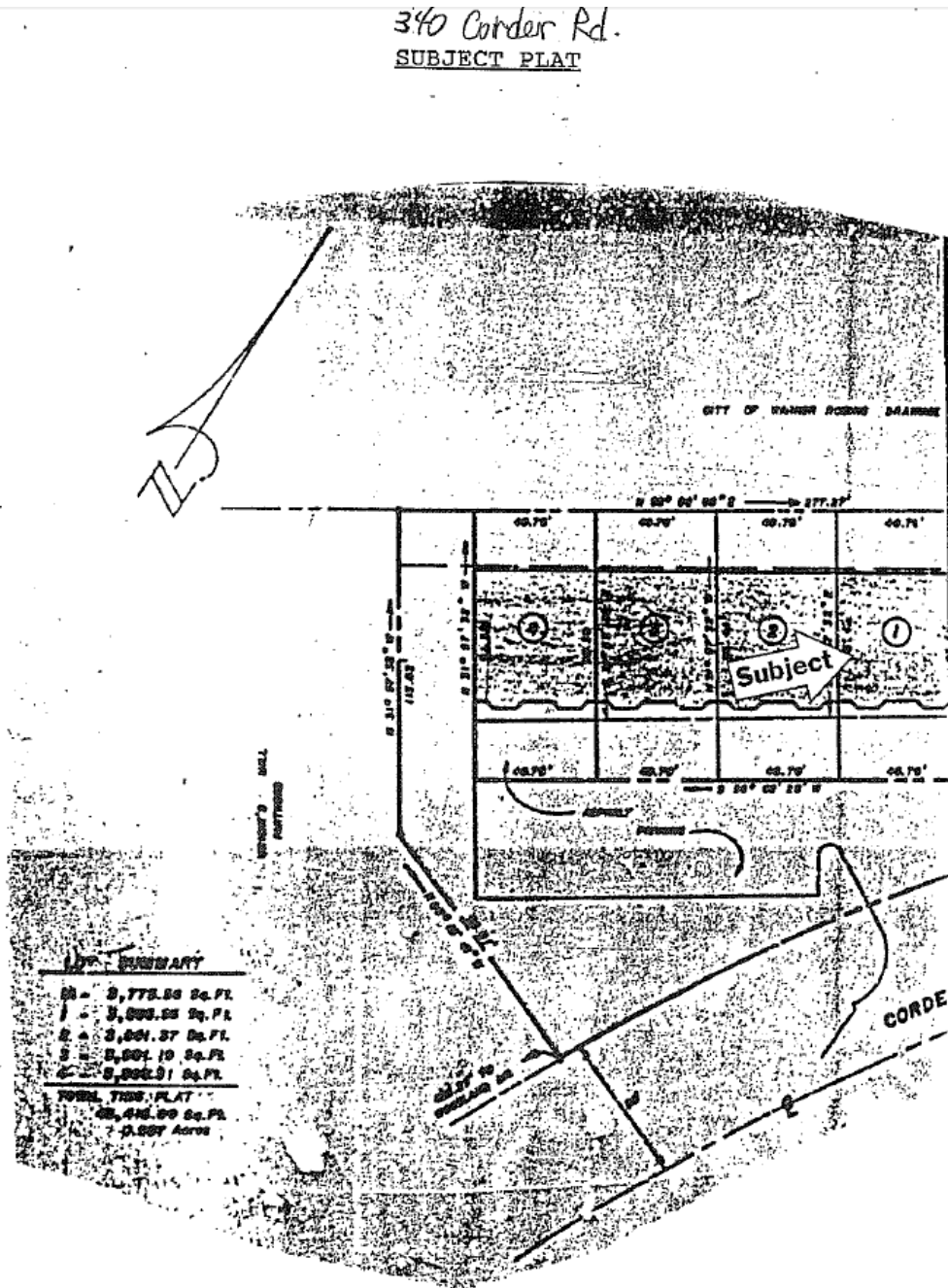
340 A&B Corder Rd  
BUILDING SKETCH





## SUBJECT PLAT

340 A&B Corder Rd  
Warner Robins, GA 31088







## PHOTOS

340 A&B Corder Rd  
Warner Robins, GA 31088



[CBCMACON.COM](http://CBCMACON.COM)

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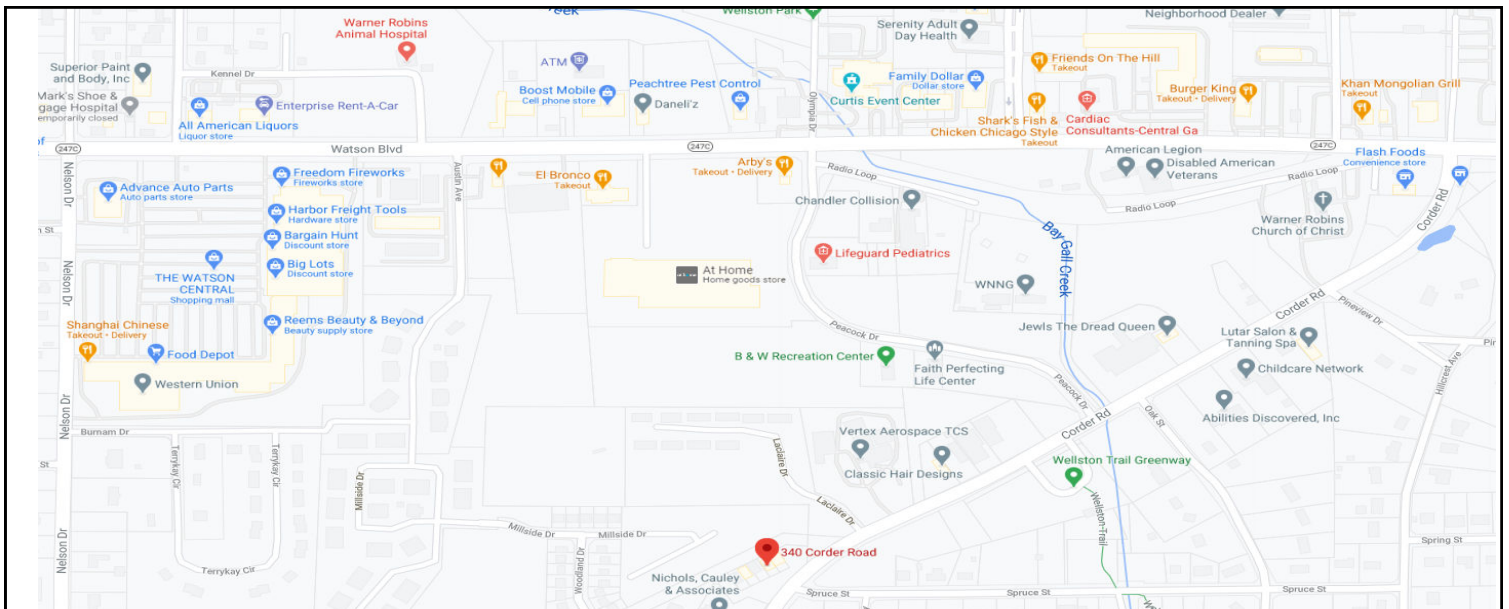






## MAPS

340 A&B Corder Rd  
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## INFOGRAPHICS - 1 Mile

340 A&B Corder Rd  
Warner Robins, GA 31088

### KEY FACTS

8,576

Population



Average  
Household Size

35.7

Median Age

\$39,907

Median Household  
Income

### BUSINESS



319

Total Businesses



2,816

Total Employees

### INCOME



\$39,907

Median Household  
Income



\$25,463

Per Capita Income



\$23,214

Median Net Worth

### EDUCATION

15%

No High  
School  
Diploma



23%

High School  
Graduate



41%

Some College



21%

Bachelor's/Grad/Prof  
Degree

### EMPLOYMENT



58%

White Collar



20%

Blue Collar



22%

Services

15.1%

Unemployment  
Rate

### Households By Income

The largest group: \$25,000 - \$34,999 (20.6%)

The smallest group: \$150,000 - \$199,999 (1.4%)

Indicator ▲	Value	Difference	
<\$15,000	11.4%	+3.1%	
\$15,000 - \$24,999	9.6%	+2.3%	
\$25,000 - \$34,999	20.6%	+9.5%	
\$35,000 - \$49,999	20.3%	+4.2%	
\$50,000 - \$74,999	18.0%	+2.2%	
\$75,000 - \$99,999	9.3%	-1.8%	
\$100,000 - \$149,999	6.2%	-9.5%	
\$150,000 - \$199,999	1.4%	-5.5%	
\$200,000+	3.3%	-4.4%	





## INFOGRAPHICS - 3 Mile

340 A&B Corder Rd  
Warner Robins, GA 31088

### KEY FACTS

63,942

Population



Average  
Household Size

35.5

Median Age

\$45,823

Median Household  
Income

### EDUCATION

11%

No High  
School  
Diploma



31%

High School  
Graduate



36%

Some College



23%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



2,306

Total Businesses



28,048

Total Employees

### EMPLOYMENT



White Collar

57%



Blue Collar

27%



Services

15%

14.4%

Unemployment  
Rate

### INCOME



\$45,823

Median Household  
Income



\$27,669

Per Capita Income



\$38,364

Median Net Worth

### Households By Income

The largest group: \$35,000 - \$49,999 (19.0%)

The smallest group: \$150,000 - \$199,999 (4.5%)

Indicator ▲	Value	Difference	
<\$15,000	10.4%	+2.1%	
\$15,000 - \$24,999	10.1%	+2.8%	
\$25,000 - \$34,999	14.5%	+3.4%	
\$35,000 - \$49,999	19.0%	+2.9%	
\$50,000 - \$74,999	17.1%	+1.3%	
\$75,000 - \$99,999	9.4%	-1.7%	
\$100,000 - \$149,999	10.4%	-5.3%	
\$150,000 - \$199,999	4.5%	-2.4%	
\$200,000+	4.6%	-3.1%	

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## INFOGRAPHICS - 5 Mile

340 A&B Corder 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%	

