

## RETAIL STRIP CENTER

6,700± SF

409 - 419 Belmont Drive  
Warner Robins, Houston County, GA 31088



**FOR SALE**

**SALE PRICE: \$753,000 - 8% 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

409 - 419 Belmont Drive  
Warner Robins, GA 31088

<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 100% Occupied</li> <li>• Retail strip center at the traffic signal intersection of Russell Pkwy and Belmont Dr.</li> <li>• 8% CAP</li> <li>• 1 vacant lot included for future expansion</li> <li>• PVC doors in rear - won't rust</li> <li>• Rent Roll available upon signing of CA; Operating Statement included below</li> <li>• 660 - 6,700 SF - max and min units</li> <li>• Separate utility meters , tenants pay all utilities.</li> </ul>
<b>LAND:</b>	.6± Acres
<b>YEAR BUILT:</b>	1961
<b>EFFECTIVE YEAR BUILT:</b>	1983 & 2020
<b>PROPERTY TAX BILL:</b>	\$2,600.00
<b>EXTERIOR:</b>	Concrete block - New paint on exterior building in 2020
<b>INTERIOR / WALL HEIGHT:</b>	Sheetrock - 10'
<b>ROOF:</b>	Composition - New 20 yr. roof on 100% of building in 2020
<b>CEILING/ LIGHTING:</b>	Acoustical tile / recessed fluorescent fixture
<b>HVAC:</b>	Central Air
<b>PARKING:</b>	28+ striped parking spaces
<b>SIGNAGE:</b>	Signage Included
<b>ZONING:</b>	C2
<b>SALES PRICE:</b>	<b>\$753,000 - 8% CAP</b>





# OPERATING STATEMENT

409 - 419 Belmont Drive  
Warner Robins, GA 31088

October 30, 2024

409-419 Belmont Dr. |

6,700 S.F. Retail Strip Center

<b>Current Annual Gross Rent</b>	<b>\$72,600.00</b>
Annual Expenses:	
Property Insurance	\$1,232.00
Property Taxes	\$2,600.00
Stormwater	\$332.00
Parking Lot Light	\$238.00
Grounds and Parking Lot	\$640.00
5% Vacancy and Maintenance Reserve	\$3,630.00
5% Management	\$3,630.00
<b>Total Annual Expenses</b>	<b>\$12,302.00</b>
<b>Net Operating Income</b>	<b>\$60,298.00</b>

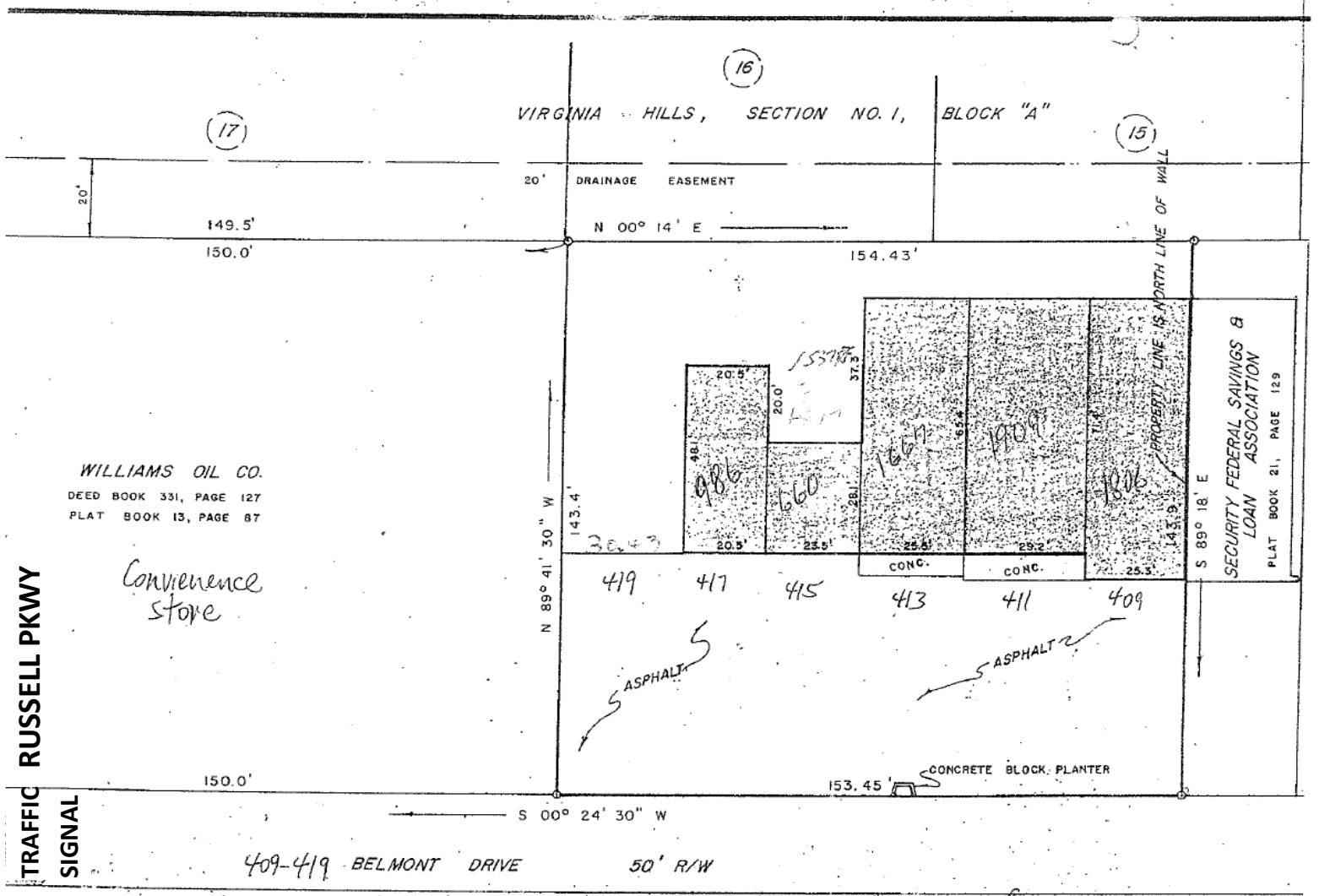
Note: New 20-year roof on building in 2020. New paint on exterior of building 2020. Tenants pay all utilities. 1 vacant lot included for future expansion.





# SURVEY

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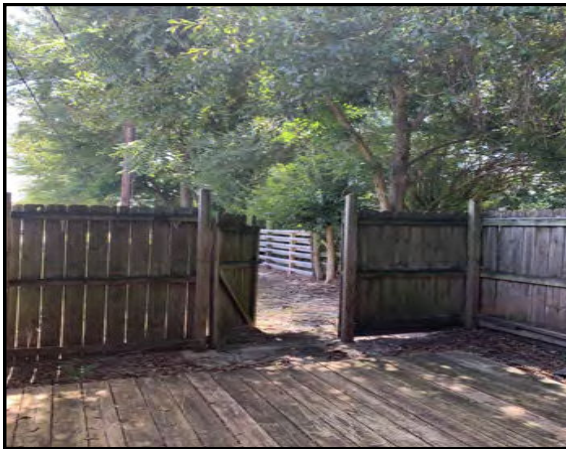
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## PHOTOS

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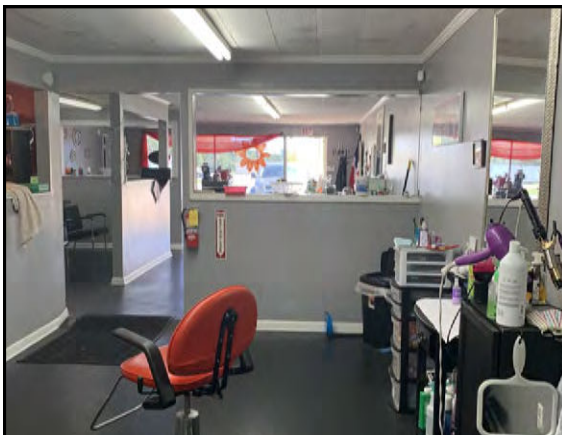
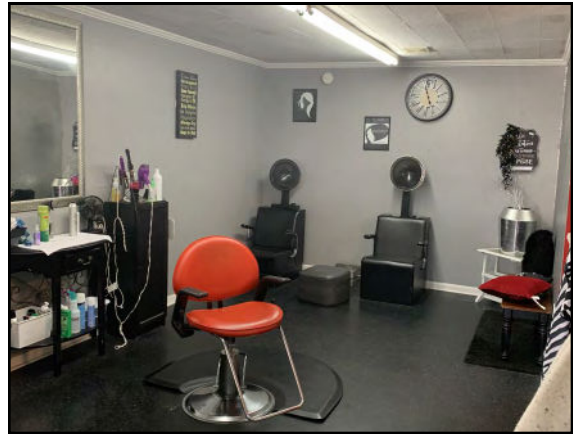


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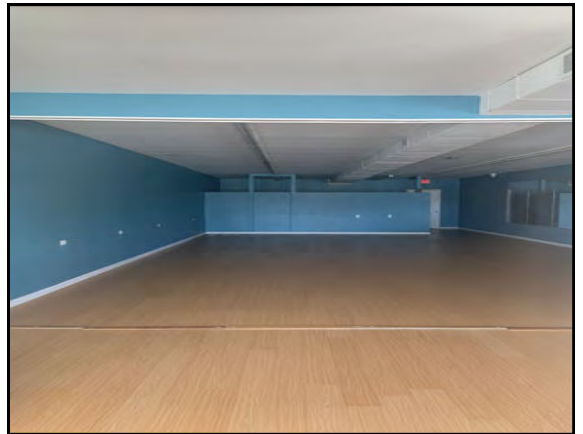
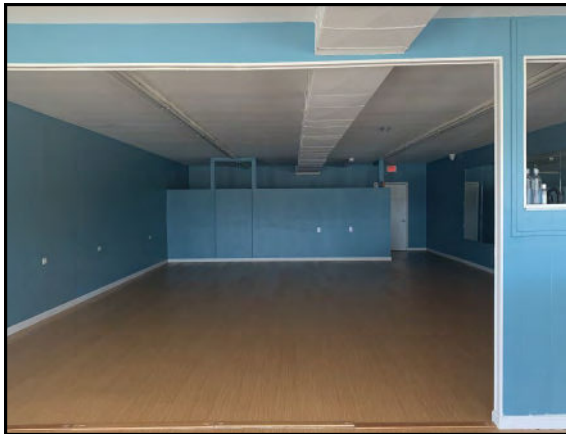
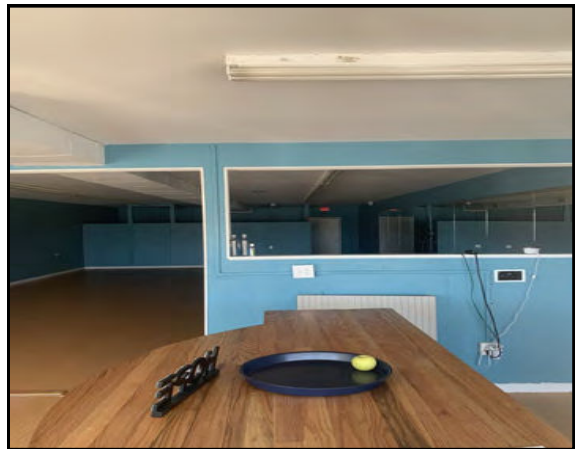
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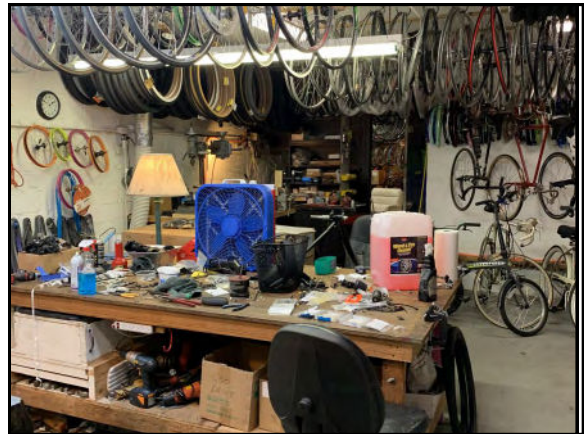
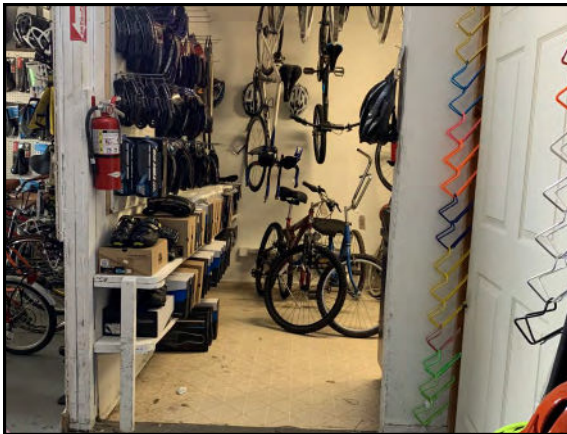






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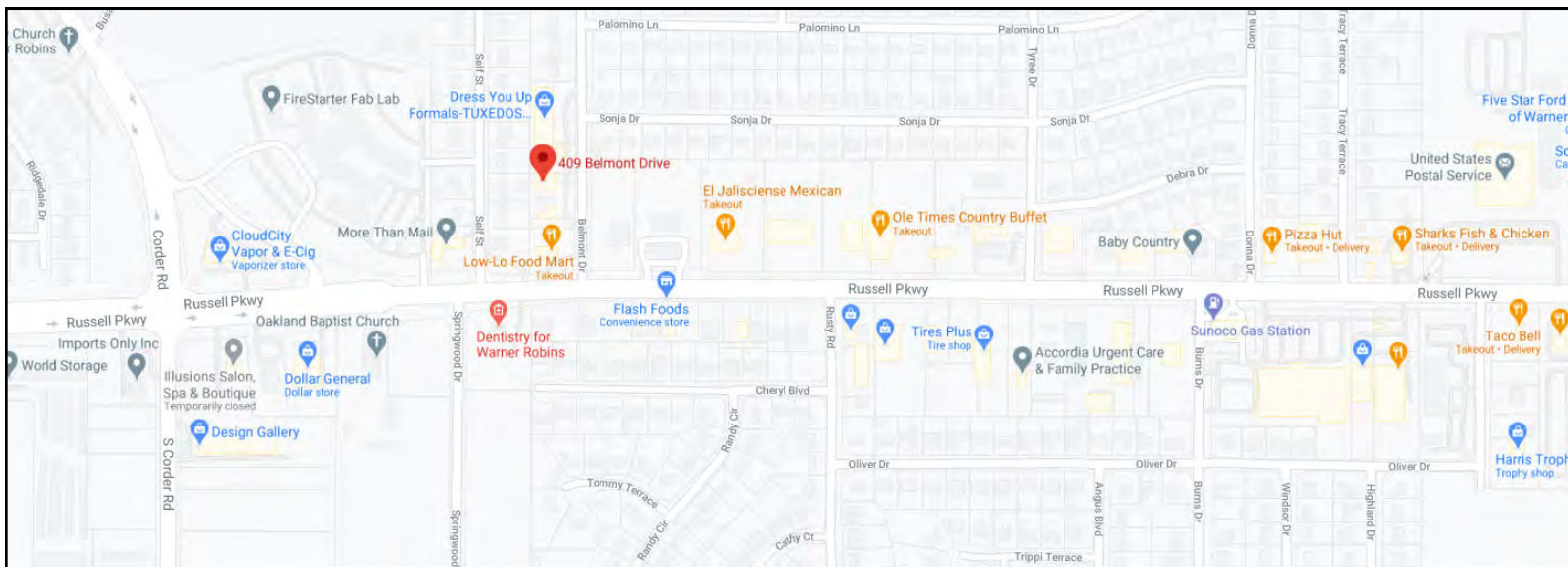
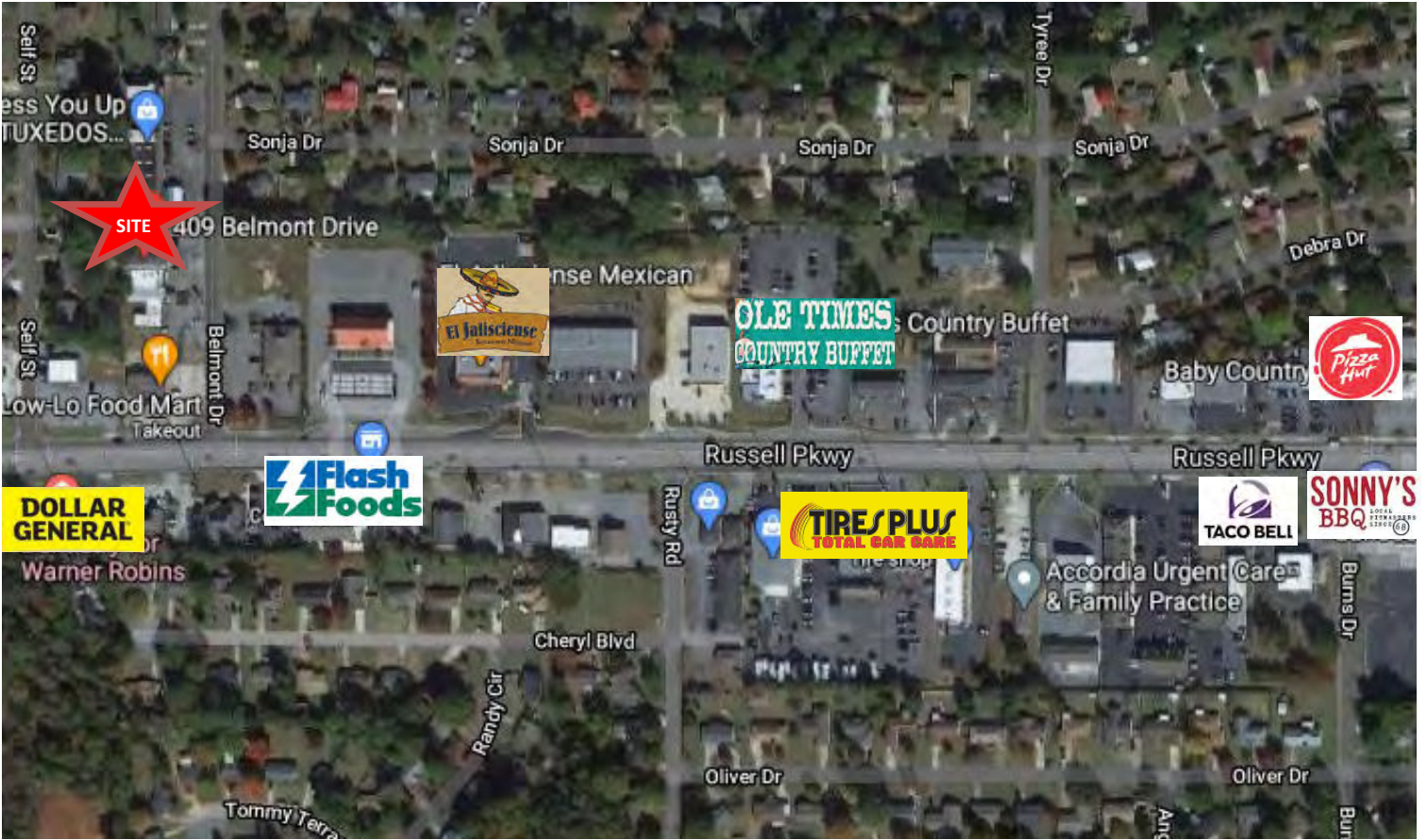


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# MAPS

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# INFOGRAPHICS - 1 Mile

409 - 419 Belmont Drive  
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## KEY FACTS

7,969

Population



2.4

Average Household Size

35.6

Median Age

\$48,880

Median Household Income

## BUSINESS



286

Total Businesses



2,550

Total Employees

## INCOME



\$48,880

Median Household Income



\$32,664

Per Capita Income



\$53,970

Median Net Worth

## EDUCATION

6%

No High School Diploma



31%

High School Graduate



38%

Some College



25%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



63%

White Collar



22%

Blue Collar



15%

Services

14.7%

Unemployment Rate

## Households By Income

The largest group: \$35,000 - \$49,999 (21.1%)

The smallest group: \$150,000 - \$199,999 (4.8%)

Indicator ▲	Value	Difference	
<\$15,000	7.1%	-1.2%	
\$15,000 - \$24,999	8.4%	+1.1%	
\$25,000 - \$34,999	14.5%	+3.4%	
\$35,000 - \$49,999	21.1%	+5.0%	
\$50,000 - \$74,999	15.7%	-0.1%	
\$75,000 - \$99,999	10.4%	-0.7%	
\$100,000 - \$149,999	11.0%	-4.7%	
\$150,000 - \$199,999	4.8%	-2.1%	
\$200,000+	7.0%	-0.7%	



# INFOGRAPHICS - 3 Mile

409 - 419 Belmont Drive  
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## KEY FACTS

61,891

Population

35.4

Median Age

2.5

Average Household Size

\$52,133

Median Household Income

## EDUCATION

8%

No High School Diploma



28%  
High School Graduate



37%  
Some College



27%  
Bachelor's/Grad/Prof Degree

## BUSINESS



2,130

Total Businesses



25,764

Total Employees

## EMPLOYMENT



White Collar

61%



Blue Collar

24%



Services

15%

14.0%

Unemployment Rate

## INCOME



\$52,133

Median Household Income



\$30,822

Per Capita Income



\$55,996

Median Net Worth

## Households By Income

The largest group: \$35,000 - \$49,999 (17.4%)

The smallest group: \$150,000 - \$199,999 (5.8%)

Indicator ▲	Value	Difference	
<\$15,000	8.6%	+0.3%	
\$15,000 - \$24,999	8.7%	+1.4%	
\$25,000 - \$34,999	13.2%	+2.1%	
\$35,000 - \$49,999	17.4%	+1.3%	
\$50,000 - \$74,999	17.1%	+1.3%	
\$75,000 - \$99,999	10.1%	-1.0%	
\$100,000 - \$149,999	13.1%	-2.6%	
\$150,000 - \$199,999	5.8%	-1.1%	
\$200,000+	6.0%	-1.7%	



# INFOGRAPHICS - 5 Mile

409 - 419 Belmont Drive  
Warner Robins, GA 31088

## KEY FACTS

116,912

Population



2.6

Average Household Size

35.5

Median Age

\$56,061

Median Household Income

## EDUCATION

9%

No High School Diploma



27%

High School Graduate



36%

Some College



29%

Bachelor's/Grad/Prof Degree

## BUSINESS



3,139

Total Businesses



59,319

Total Employees

## EMPLOYMENT



62%

White Collar



24%

Blue Collar



14%

Services

13.3%

Unemployment Rate

## INCOME



\$56,061

Median Household Income



\$31,889

Per Capita Income



\$72,169

Median Net Worth

## Households By Income

The largest group: \$35,000 - \$49,999 (16.9%)

The smallest group: \$150,000 - \$199,999 (6.3%)

Indicator ▲	Value	Difference	
<\$15,000	8.4%	+0.1%	
\$15,000 - \$24,999	7.9%	+0.6%	
\$25,000 - \$34,999	11.8%	+0.7%	
\$35,000 - \$49,999	16.9%	+0.8%	
\$50,000 - \$74,999	16.0%	+0.2%	
\$75,000 - \$99,999	11.2%	+0.1%	
\$100,000 - \$149,999	14.6%	-1.1%	
\$150,000 - \$199,999	6.3%	-0.6%	
\$200,000+	7.0%	-0.7%	