



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

## **Restaurant 2,821± SF**



**FOR SALE**

**SALES PRICE: \$750,000**

**Former Pizza Hut  
307 N. Hwy 49  
Byron, GA 31024**

**PATRICK BARRY  
ASSOCIATE BROKER  
pbarry@cbcworldwide.com  
Cell: (478) 718-1806  
Office: (478) 746-8171**

**Coldwell Banker Commercial  
Eberhardt & Barry  
990 Riverside Drive  
Macon, Georgia 31201**



## PROPERTY OVERVIEW

307 N. Hwy 49  
Warner Robins, GA 31093

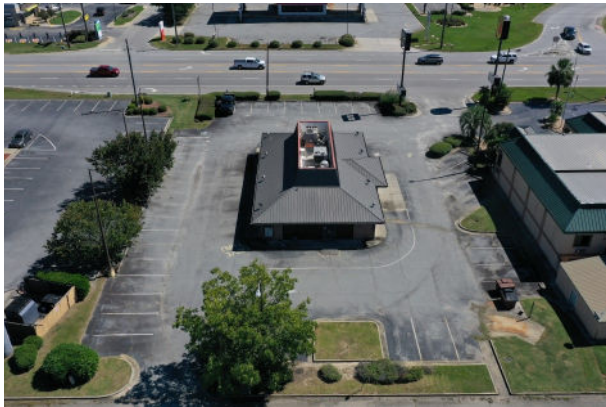
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"><li>• 2,821± SF Total</li><li>• 0.64± acres</li><li>• Highly suited for QSR, automotive, or retail service</li><li>• Highway entrance/exit site</li><li>• Growing retail corridor with brand new Chick-fil-A, Dunkin' , and Avid Hotels by IHG</li></ul>
<b>LOCATION:</b>	~0.3 miles from I-75 Frontage on Hwy 49
<b>ACTUAL YEAR BUILT:</b>	1990
<b>EFFECTIVE YEAR BUILT:</b>	2005
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	~92,000 VPD - I-75 with weekend traffic peaking at ~120,000 VPD
<b>EXTERIOR:</b>	70% Brick Veneer ; 30% Wood
<b>ROOF:</b>	Galvanized metal
<b>LIGHTING:</b>	Recessed Fluorescent Fixtures
<b>FLOORING:</b>	Reinforced concrete ; carpet
<b>HVAC:</b>	Central Heating and Air
<b>LAND:</b>	0.64± acres
<b>ZONED:</b>	C-3
<b>UTILITIES:</b>	All public utilities available to site
<b>PARKING:</b>	Asphalt, paved
<b>NEIGHBORS:</b>	Denny's, Waffle House, Chick-fil-A, Burger King, McDonald's, Wendy's, Zaxby's, Subway, Marcos Pizza, Taco Bell, Dunkin', Popeyes, Chevron, Avid Hotels, Super 8 by Wyndham , Comfort Suites, Best Western, Holiday Inn Express, Shell, Peach Shops at Byron (Shopping Mall) and more!
<b>SALES PRICE: \$750,000</b>	





## PHOTOS

307 N. Hwy 49  
Warner Robins, GA 31093



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## MAPS - Location

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Warner Robins, GA 31093



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## DEMOGRAPHICS - 1 Mile

307 N. Hwy 49  
Warner Robins, GA 31093

### KEY FACTS

1,028

Population



Average  
Household Size

39.8

Median Age

\$40,112

Median Household  
Income

### EDUCATION

16%

No High  
School  
Diploma



43%  
High School  
Graduate



31%  
Some College



10%  
Bachelor's/Grad/Prof  
Degree

### BUSINESS



147

Total Businesses



1,220

Total Employees

### EMPLOYMENT



White Collar

50%



Blue Collar

41%



Services

8%

3.4%

Unemployment  
Rate

### INCOME



\$40,112

Median Household  
Income



\$24,644

Per Capita Income



\$60,415

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$150,000 - \$199,999 (0.4%)

Indicator ▲	Value	Diff	
<\$15,000	17.4%	+2.6%	
\$15,000 - \$24,999	10.9%	-0.8%	
\$25,000 - \$34,999	16.5%	+6.3%	
\$35,000 - \$49,999	12.9%	+1.4%	
\$50,000 - \$74,999	19.8%	+2.1%	
\$75,000 - \$99,999	5.6%	-6.0%	
\$100,000 - \$149,999	14.9%	+1.4%	

Bars show deviation from

Peach County ▼

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## DEMOGRAPHICS - 3 Mile

307 N. Hwy 49  
Warner Robins, GA 31093

### KEY FACTS

15,552

Population



Average  
Household Size

38.1

Median Age

\$63,361

Median Household  
Income

### EDUCATION

9%

No High  
School  
Diploma



31%

High School  
Graduate



36%

Some College



24%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



347

Total Businesses



2,721

Total Employees

### EMPLOYMENT



White Collar

63%



Blue Collar

28%



Services

9%

1.9%

Unemployment  
Rate

### INCOME



\$63,361

Median Household  
Income



\$31,044

Per Capita Income



\$116,680

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (20.4%)

The smallest group: \$200,000+ (2.9%)

Indicator ▲	Value	Diff	
<\$15,000	9.3%	-5.5%	
\$15,000 - \$24,999	6.2%	-5.5%	
\$25,000 - \$34,999	10.5%	+0.3%	
\$35,000 - \$49,999	11.1%	-0.4%	
\$50,000 - \$74,999	20.4%	+2.7%	
\$75,000 - \$99,999	16.8%	+5.2%	
\$100,000 - \$149,999	17.3%	+3.8%	

Bars show deviation from

Peach County ▼







## DEMOGRAPHICS - 5 Mile

307 N. Hwy 49  
Warner Robins, GA 31093

### KEY FACTS

39,000

Population



Average  
Household Size

39.3

Median Age

\$68,666

Median Household  
Income

### EDUCATION

9%

No High  
School  
Diploma



31%

High School  
Graduate



34%

Some College



26%

Bachelor's/Grad/Prof  
Degree

### BUSINESS



1,287

Total Businesses



13,127

Total Employees

### EMPLOYMENT



White Collar

63%



Blue Collar

27%



Services

9%

2.3%

Unemployment  
Rate

### INCOME



\$68,666

Median Household  
Income



\$34,563

Per Capita Income



\$154,588

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (20.3%)

The smallest group: \$200,000+ (3.6%)

Indicator ▲	Value	Diff	
<\$15,000	7.3%	-7.5%	
\$15,000 - \$24,999	4.7%	-7.0%	
\$25,000 - \$34,999	8.2%	-2.0%	
\$35,000 - \$49,999	13.3%	+1.8%	
\$50,000 - \$74,999	20.3%	+2.6%	
\$75,000 - \$99,999	17.6%	+6.0%	
\$100,000 - \$149,999	17.5%	+4.0%	

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Peach County ▼

