



## INVESTMENT OPPORTUNITY

### NU-WAY WEINERS, INC.



**1760 WATSON BOULEVARD**

**WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31093**

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**MIKI FOLSOM, CCIM**  
**ASSOCIATE BROKER / PARTNER**

**478.361.3036 CELL**  
**MFOLSOM@CBCGEORGIA.COM**  
**CBCMACON.COM**

**990 RIVERSIDE DRIVE**  
**MACON, GA 31201**  
**478.746.8171 OFFICE**

**SALES PRICE: \$180,000**

**CAP RATE: 9.75%**



**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

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Created 6/18/25

## INVESTMENT SUMMARY

1760 WATSON BOULEVARD  
WARNER ROBINS, HOUSTON COUNTY, GA 31093



### PRICE

**\$180,000**

### CAP RATE

**9.75%**

### TERM

**20 YEARS  
4.5 REMAINING**

### NOI

**\$17,554**

### PRICE SF

**\$120.00**

### BUILDING SF

**1,500 SF**



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# INVESTMENT HIGHLIGHTS

1760 WATSON BOULEVARD  
WARNER ROBINS, HOUSTON COUNTY, GA 31093

## INVESTMENT HIGHLIGHTS

Sales Price \$180,000

Price/SF \$120.00

NOI \$17,554

Cap Rate 9.75%

Tenant Nu-Way Weiners, Inc.

Lease Type Modified Net  
Owner pays real estate taxes and property casualty insurance

Lease Term • Original Term - 20 years  
• Expires December 31, 2029  
• Remaining Term - 4.5 Years

Annual Rent \$20,685.00  
Jan 1, 2025 - Dec 31, 2029

Expenses (2024) • Real Estate Taxes: \$1,190  
• Property Insurance: \$1,441 (Quote)  
• Water: \$500



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## BUILDING INFORMATION

Building Size	1,500± SF Restaurant Building
	• Sales Counter
	• Dining Room
	• Full Kitchen
Lot Size	• Drive-thru window
	• 0.05 Acres
	• Lot 21-A, Stantom Plaza
	• Three ingress/egress
Parcel	0W048E 04G000
Built	1969
Parking	Ample
Roof	2019 Improvements
HVAC	Central heat and air conditioning
Electrical	Single meter; 3Phase / 4Wire



## LOCATION OVERVIEW

- High traffic location - 27,800± AVG VPD (2023 GDOT)
- Located one block from Houston Medical Center
- 2.5 Miles from Robins Air Force Base
- 6 Miles from Interstate 75
- Zoned C-2, General Commercial



# **THE HISTORY OF NU-WAY WEINERS**

## **SERVING WEINERS FOR OVER 106 YEARS AND COUNTING**

If you grew up in Central Georgia and have a love for hot dogs, Nu-Way weiners might be to blame for that! We have served over 200+ MILLION weiners since 1916!

## **OUR FOOD**

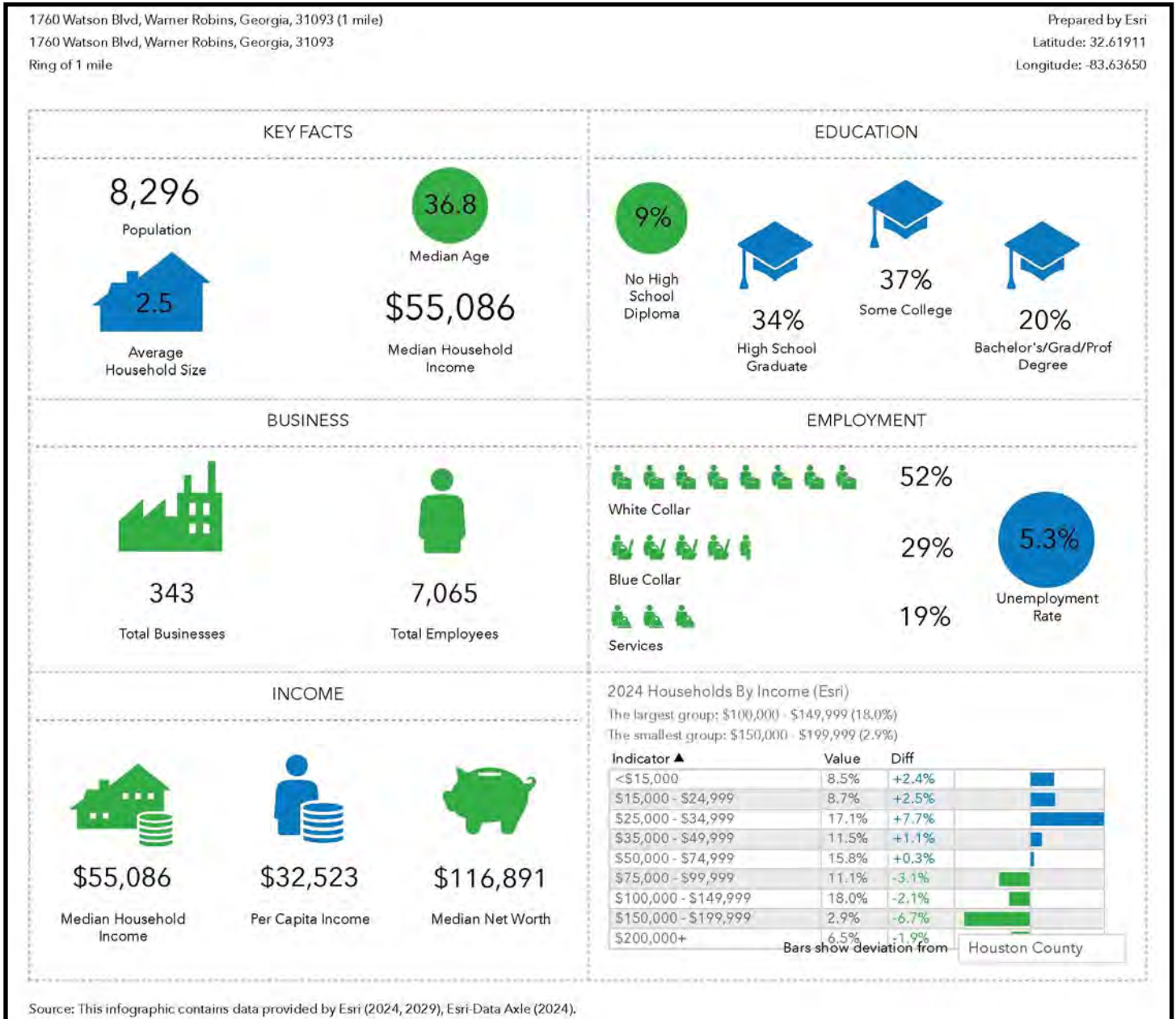
## **WE MAKE EACH ORDER YOUR WAY, THE NU-WAY**

It's the spicy red, beef and pork hot dog served with our authentic chili sauce that has kept all of Central Georgia and people all over the nation coming back for more! Nu-Way's chili sauce is the original recipe, even after all these years! Don't forget to try a slaw dog. If you haven't already! Complement that with our fries, or onion rings and a Coke or tea over our Famous Flaky ice. The MEGABURGER® will always remain! We have always had a knack for getting up early to serve the working class and help them start their day right, and do it affordably, with good old country, love being poured into cooking the order! Open by 6:00am (varies by location) Nu-Way has served Macon, Georgia breakfast since the beginning!

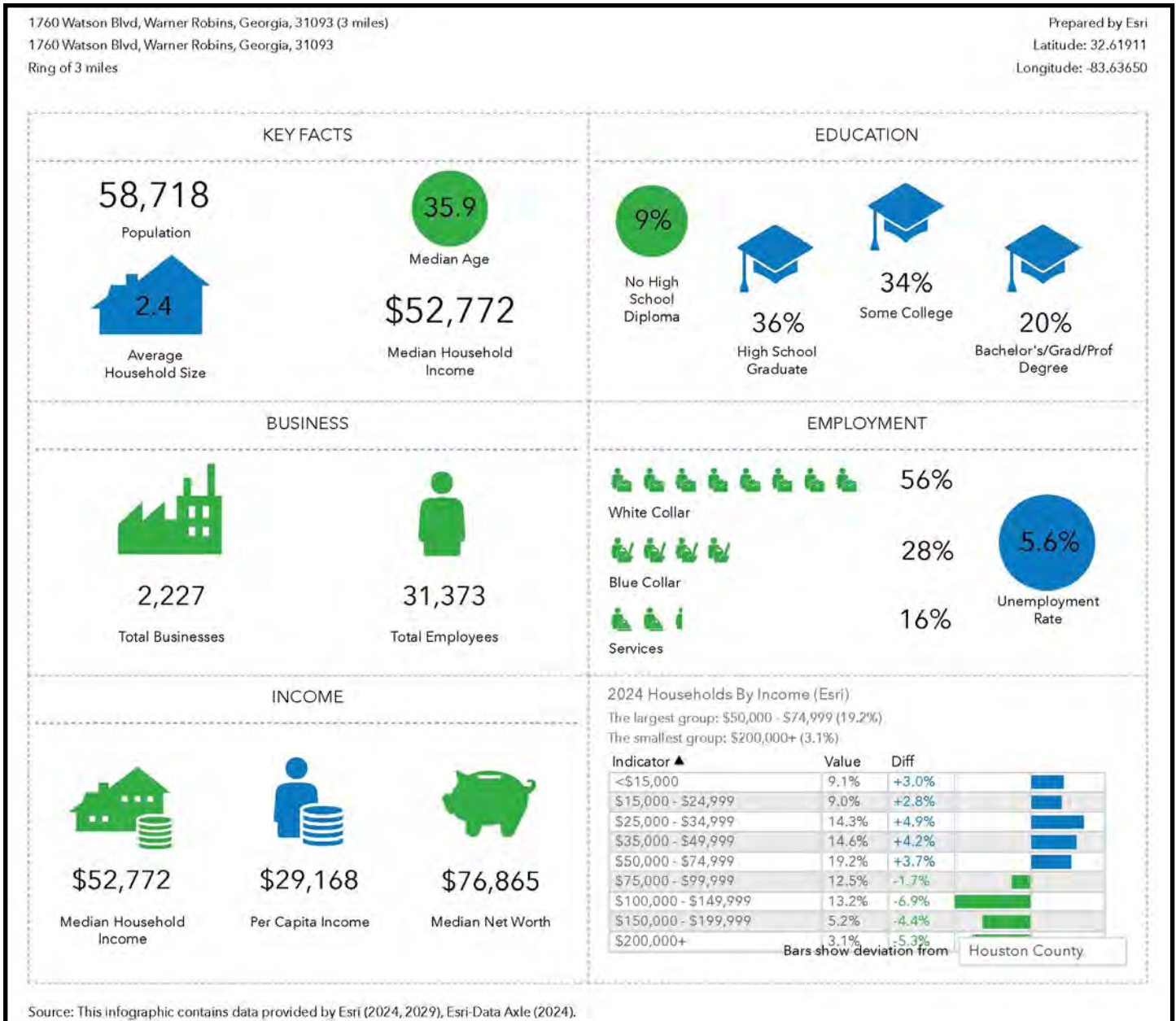




## DEMOGRAPHICS - 1 MILE



## DEMOGRAPHICS - 3 MILE



## DEMOGRAPHICS - 5 MILE

