SALE / LEASE

OFFICE / WAREHOUSE SPACE

204 STALNAKER AVE.
WARNER ROBINS, GA 31088

SALES PRICE: $499,000
LEASE RATE: $10/PSF



PATRICK BARRY
ASSOCIATE BROKER
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Cell: (478) 718-1806
Office: (478) 746-8171
990 Riverside Drive
Macon GA 31201

COLDWELL BANKER COMMERCIAL
EBERHARDT & BARRY

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PROPERTY OVERVIEW:

- ±4,800 SF of office/warehouse situated on ±0.69 acres
- ±1,200 SF office area containing 2 offices, reception/lobby, break area and restroom
- ±3,600 SF of warehouse with restroom
- Two 12' x 12’ roll-up doors
- 13’ Eave Height; 15’ Center Height
- Zoned M-2 (Heavy Industrial)
- 11 designated parking spaces
- New paint and LVP

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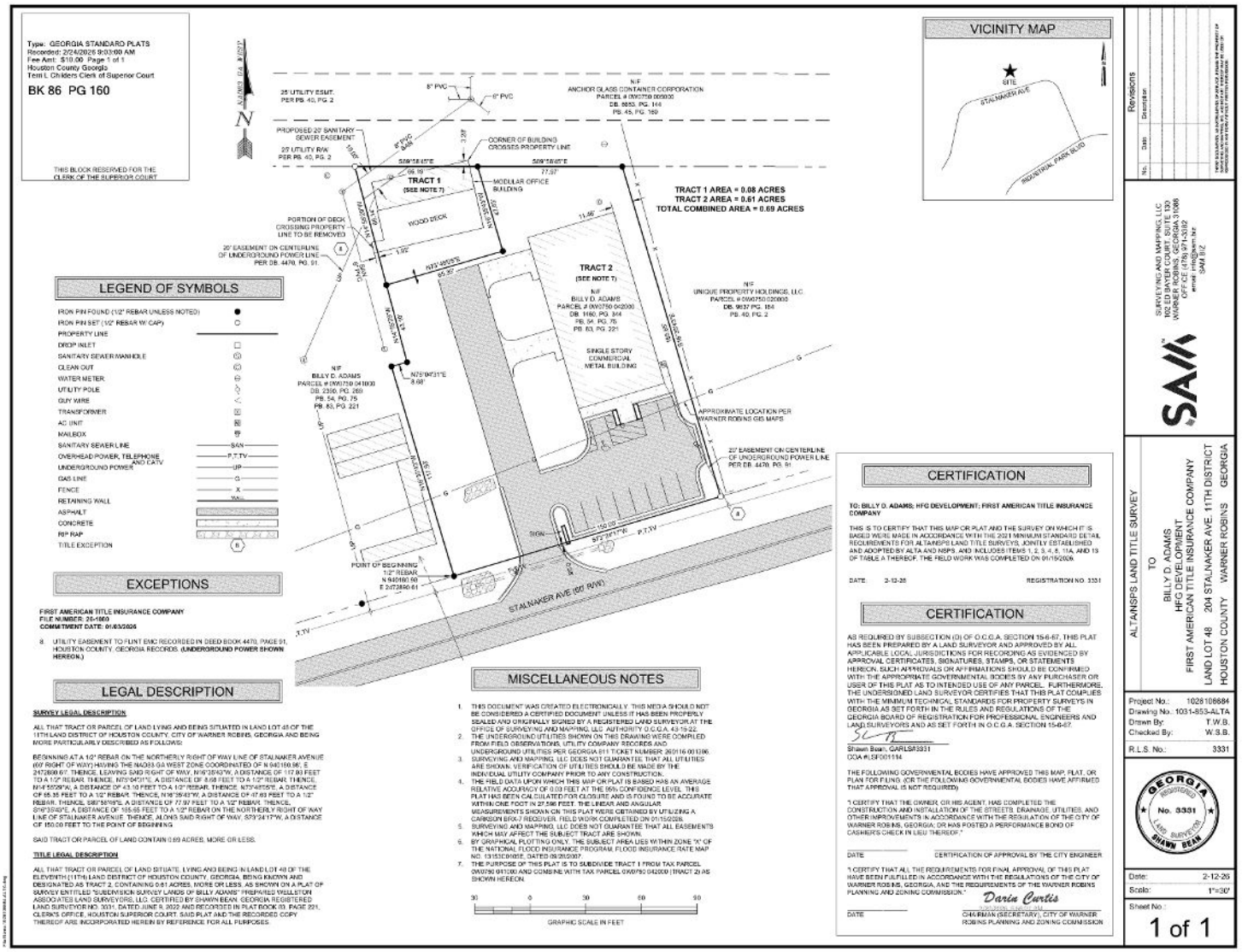


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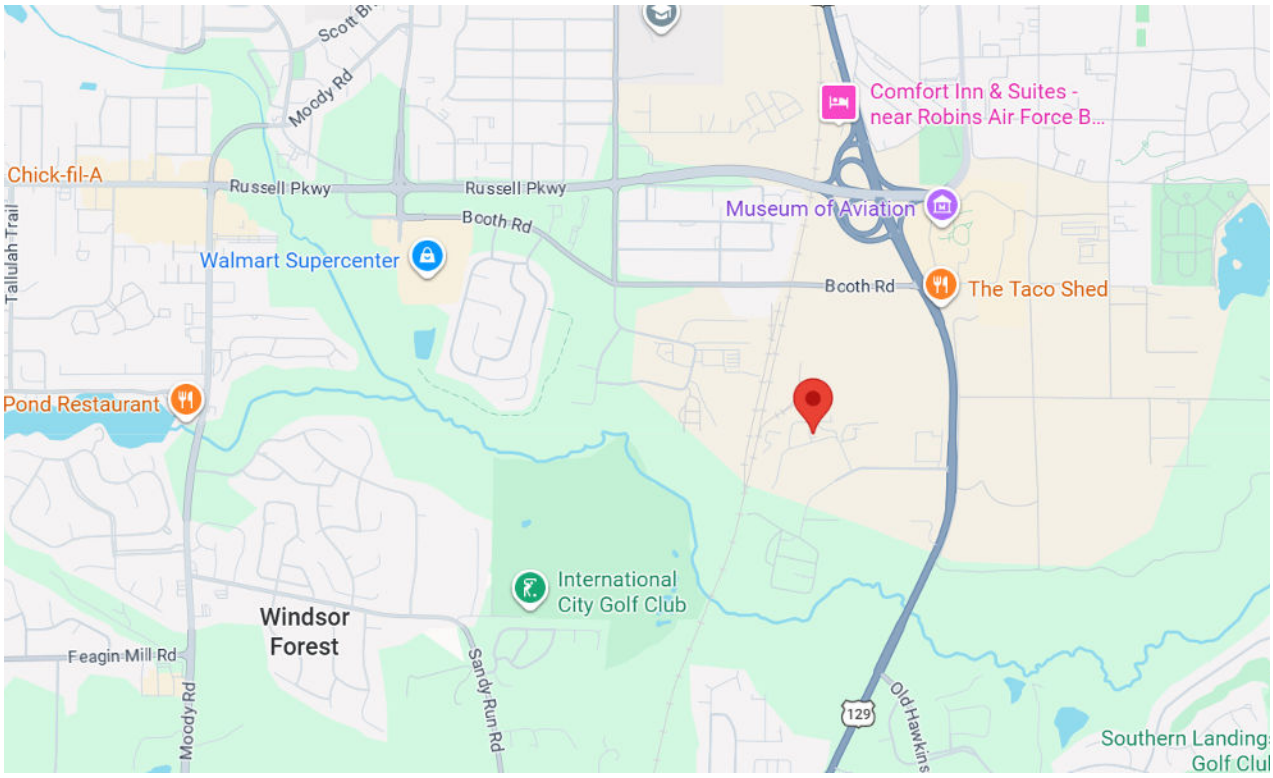


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Key Facts

204 Stalnaker Ave, Warner Robins, Georgia, 31088
Ring of 5 miles

KEY FACTS

83,634
Population

36.2
Median Age

2.6
Average Household Size

$77,011
Median Household Income

EDUCATION

7.0%
No High School Diploma

29.0%
High School Graduate

31.6%
Some College/ Associate's Degree

32.5%
Bachelor's/Grad/ Prof Degree

BUSINESS

2,275
Total Businesses

50,685
Total Employees

EMPLOYMENT

58.4%
White Collar

25.8%
Blue Collar

15.9%
Services

4.5%
Unemployment Rate

INCOME

$77,011
Median Household

$37,547
Per Capita Income

$148,054
Median Net Worth

2026 Households by income (Esri)

The largest group: $100,000 - $149,999 (18.1%)
The smallest group: $15,000 - $24,999 (4.9%)

Indicator ▲	Value	Diff
<$15,000	12.2%	+2.1%
$15,000 - $24,999	4.9%	+0.3%
$25,000 - $34,999	7.0%	+1.1%
$35,000 - $49,999	10.9%	+0.8%
$50,000 - $74,999	13.5%	+0.4%
$75,000 - $99,999	14.1%	-0.4%
$100,000 - $149,999	18.1%	-1.5%
$150,000 - $199,999	10.8%	-1.5%
$200,000+	8.5%	-1.4%