

RETAIL STRIP CENTER

6,700± SF

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



FOR SALE

SALE PRICE: \$675,000 - 7.64% CAP

PATRICK BARRY - EXCLUSIVE AGENT
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Eberhardt & Barry
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PROPERTY OVERVIEW

409 - 419 Belmont Drive
Warner Robins, GA 31088

BUILDING INFORMATION:	<ul style="list-style-type: none">• 100% Occupied• 7.64% CAP• 1 vacant lot included for future expansion• PVC doors in rear - won't rust• Rent Roll available upon signing of CA; Operating Statement included below
LAND:	.6± Acres
YEAR BUILT:	1961
EFFECTIVE YEAR BUILT:	1983
PROPERTY TAX BILL:	\$2,621.00
EXTERIOR:	Concrete block - New paint on exterior building in 2020
INTERIOR / WALL HEIGHT:	Sheetrock - 10'
ROOF:	Composition - New 20 yr. roof on 100% of building in 2020
CEILING/ LIGHTING:	Acoustical tile / recessed fluorescent fixture
HVAC:	Central Air
PARKING:	28+ striped parking spaces
SIGNAGE:	Signage Included
ZONING:	C2
SALES PRICE:	\$675,000 - 7.64% CAP





OPERATING STATEMENT

409 - 419 Belmont Drive
Warner Robins, GA 31088

January 1, 2023

409-419 Belmont Dr.

7,028 S.F. Retail Strip Center

Current Annual Gross Rent	\$62,400.00
Annual Expenses:	
Property Insurance	\$762.00
Property Taxes	\$2,621.00
Stormwater	\$332.00
Parking Lot Light	\$238.00
Grounds and Parking Lot	\$640.00
5% Vacancy and Maintenance Reserve	\$3,120.00
5% Management	\$3,120.00
Total Annual Expenses	\$10,833.00
Net Operating Income	\$51,567.00

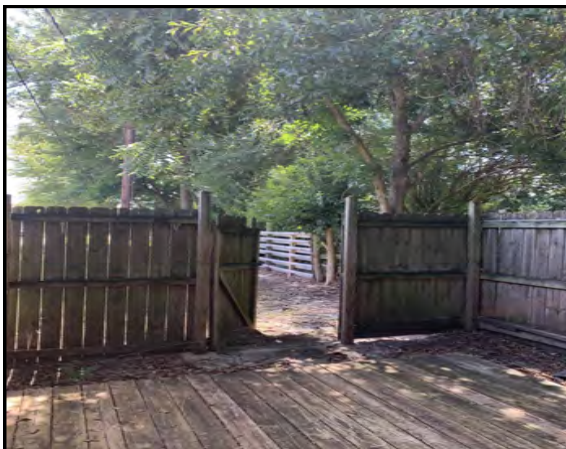
Note: New 20-year roof on building in 2020. New paint on exterior of building 2020. Tenants pay all utilities. 1 vacant lot included for future expansion.





PHOTOS

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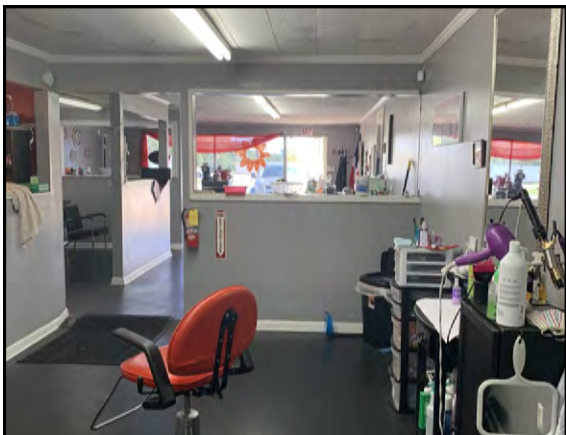
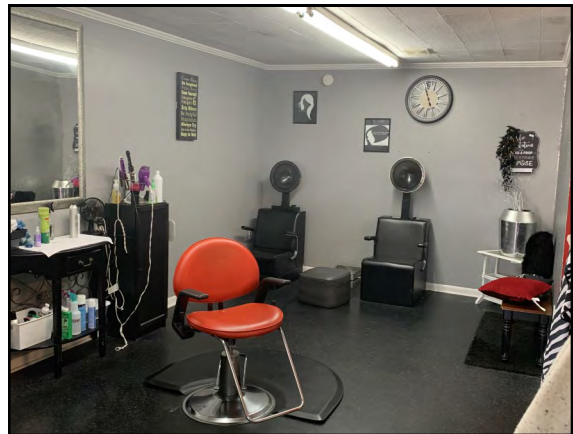


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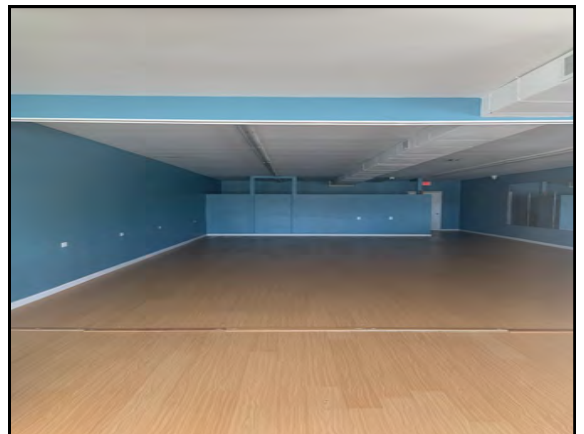
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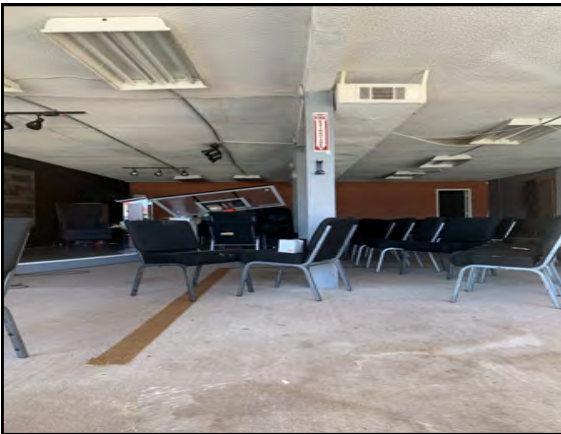


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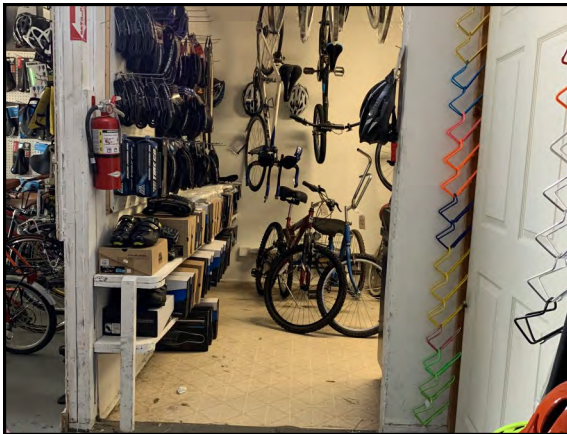
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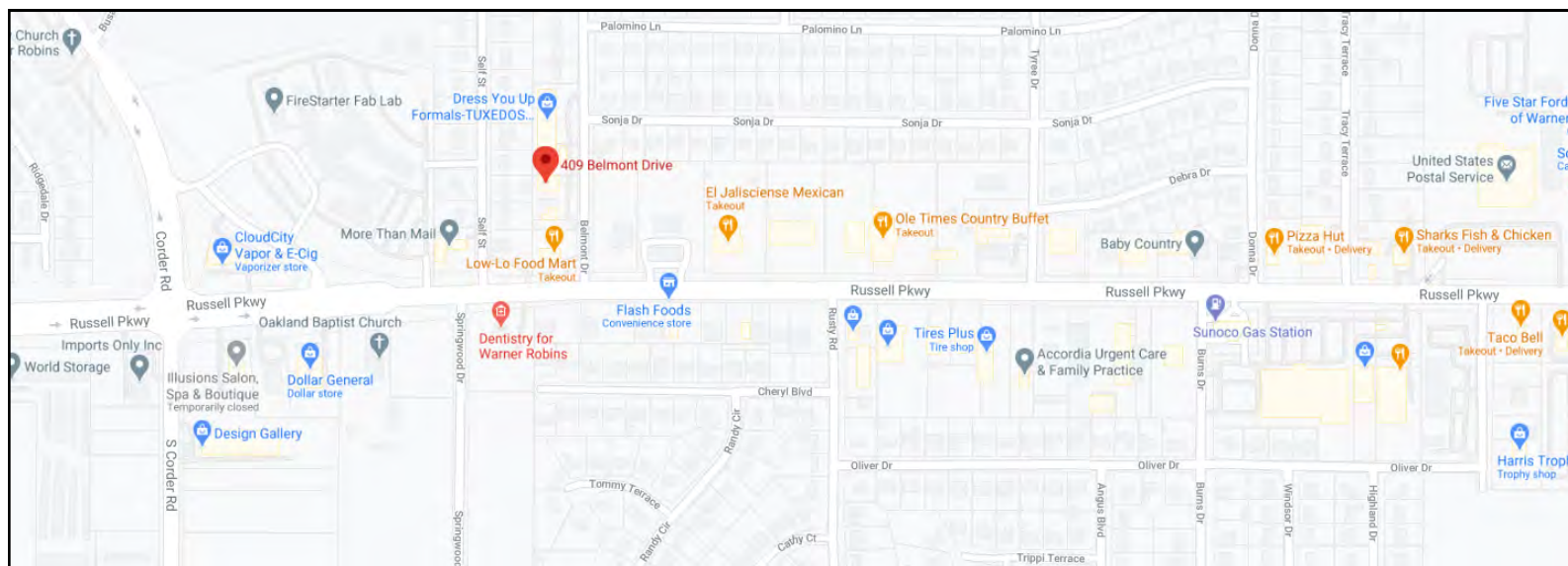
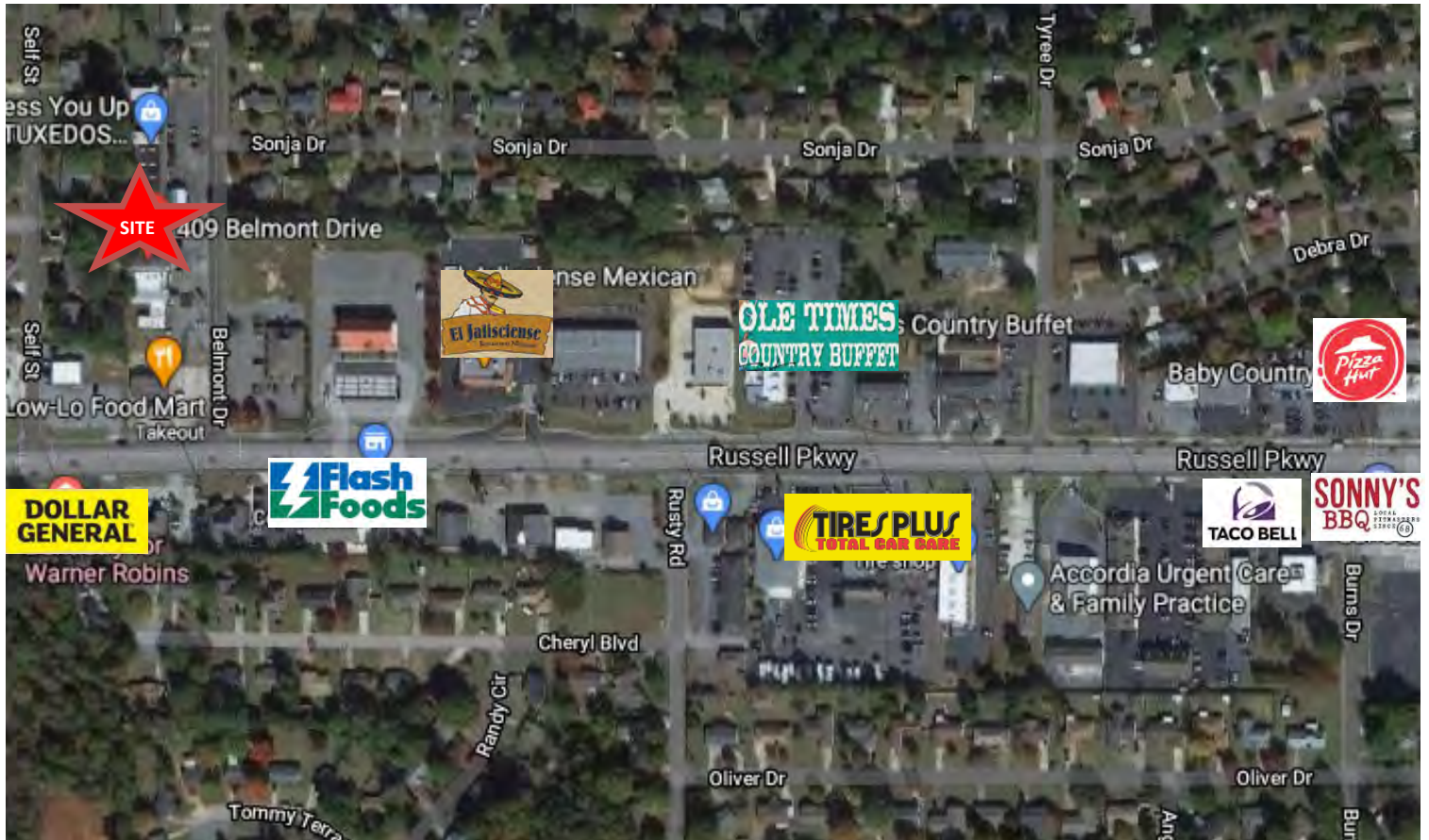


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MAPS

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INFOGRAPHICS - 1 Mile

409 - 419 Belmont Drive
Warner Robins, GA 31088

KEY FACTS

7,969

Population



Average
Household Size

35.6

Median Age

\$48,880

Median Household
Income

EDUCATION

6%

No High
School
Diploma



31%

High School
Graduate



38%

Some College



25%

Bachelor's/Grad/Prof
Degree

BUSINESS



286

Total Businesses



2,550

Total Employees

EMPLOYMENT



63%

White Collar



22%

Blue Collar



15%

Services

14.7%

Unemployment
Rate

INCOME



\$48,880

Median Household
Income



\$32,664

Per Capita Income



\$53,970

Median Net Worth

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
Warner Robins, GA 31088

KEY FACTS

61,891
Population



Average
Household Size

35.4
Median Age

\$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



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



White Collar

62%



Blue Collar

24%



Services

14%

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%	

