



**FOR SALE**

**400 N. Armed Forces Boulevard  
Warner Robins, Houston County, GA 31093**



**9,000± SF**

**OFFICE / SHOWROOM / WAREHOUSE**

**SALES PRICE: \$450,000**

**CBCMACON.COM**

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**COLDWELL  
BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

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Revised 6/28/21



## PROPERTY OVERVIEW

400 N. Armed Forces Boulevard  
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<b>LOCATION:</b>	Subject property located across from Robins Air Force Base
<b>AVERAGE DAILY TRAFFIC COUNT:</b>	<ul style="list-style-type: none"> <li>• 13,700 Vehicles Per Day on Watson &amp; N. Armed Forces</li> <li>• 22,800 Vehicles Per Day on Highway 247</li> </ul>
<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>• 9,000± SF Office / Showroom / Warehouse               <ul style="list-style-type: none"> <li>- 1,800± SF Office / Showroom                   <ul style="list-style-type: none"> <li>- Large open private office</li> <li>- Showroom</li> <li>- Two (2) restrooms</li> </ul> </li> <li>- 7,200± SF Warehouse                   <ul style="list-style-type: none"> <li>- Personnel exit door</li> <li>- Compressed air connections</li> <li>- Multiple water faucets</li> </ul> </li> </ul> </li> <li>• New interior &amp; exterior paint</li> </ul>
<b>TRUCK LOADING:</b>	<p><u>Covered Dock:</u></p> <ul style="list-style-type: none"> <li>• Two (2) 12' X 12' drive-in doors; covered dock</li> </ul> <p><u>Open Dock:</u></p> <ul style="list-style-type: none"> <li>• One (1) 12' X 12' dock high door</li> <li>• One (1) 12' X 12' drive-in door</li> <li>• One (1) 6' X 10' forklift door</li> </ul>
<b>ACREAGE:</b>	<ul style="list-style-type: none"> <li>• .37± Acres</li> <li>• Fenced storage area</li> </ul>
<b>CONSTRUCTION:</b>	Concrete block walls
<b>YEAR BUILT:</b>	1971
<b>ROOF:</b>	New "TPO" roof
<b>HVAC:</b>	<ul style="list-style-type: none"> <li>• Office / Showroom: Central heat and air conditioning</li> <li>• Warehouse: Four (4) suspended forced air gas heaters</li> </ul>
<b>LIGHTING:</b>	Fluorescent light fixtures
<b>ELECTRIC SERVICE:</b>	3-phase, 220V
<b>PARKING:</b>	Concrete parking in front of building
<b>ZONED:</b>	M1, Light Industrial
<b>PREVIOUS TENANT:</b>	Prime Time Logistics
<b>SALES PRICE:</b>	<b>\$450,000</b>



## PHOTOS

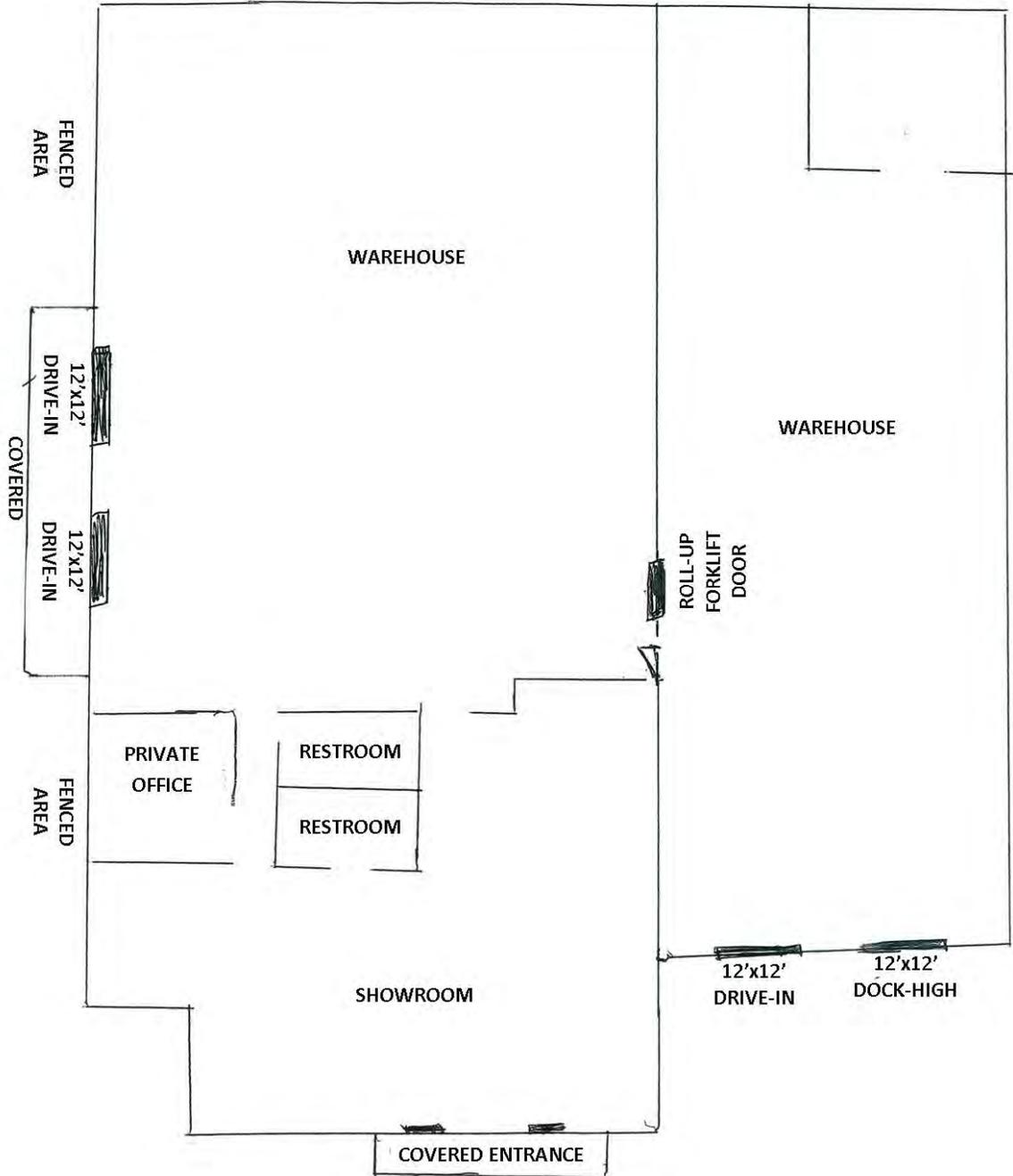
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# FLOOR PLAN

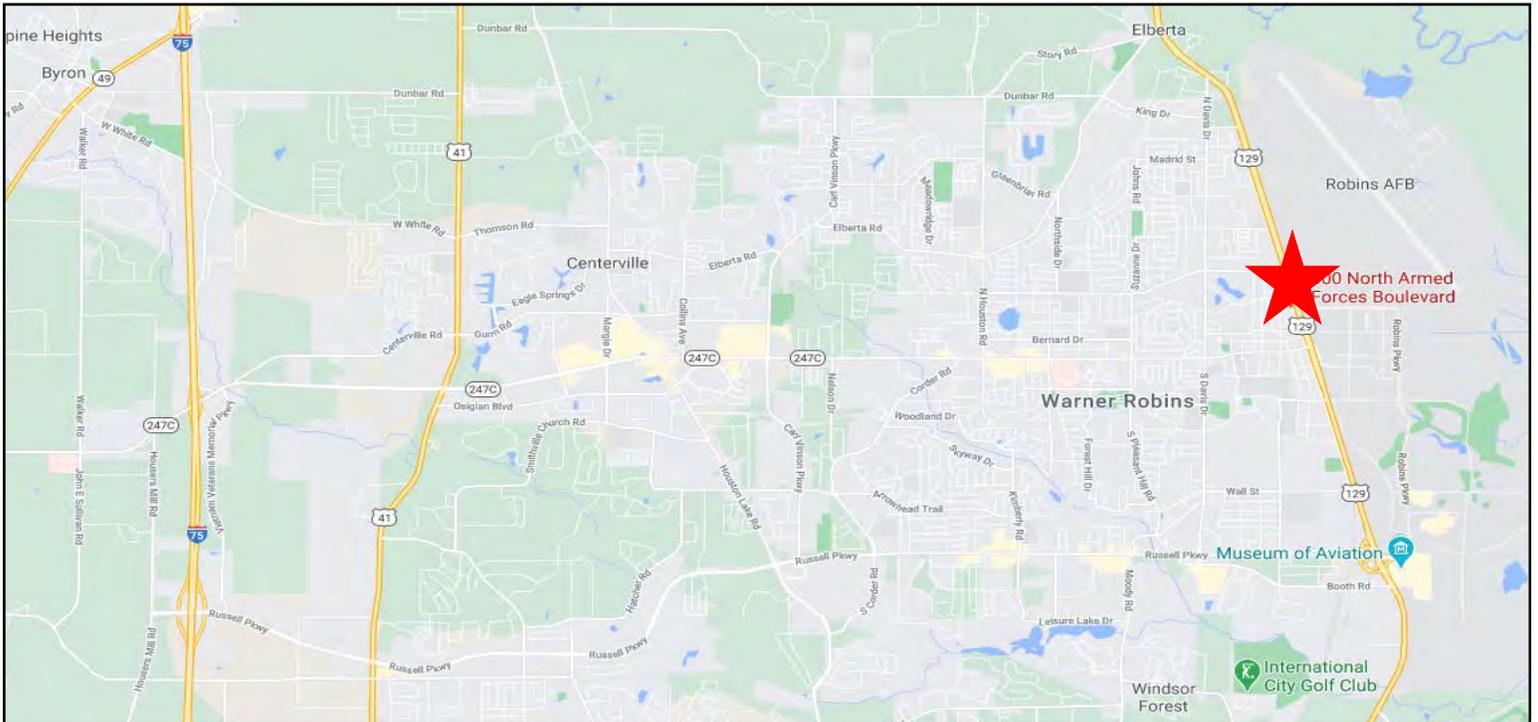
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# MAPS

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# DEMOGRAPHICS - HOUSTON COUNTY

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## KEY FACTS

159,812

Population



Average Household Size

36.4

Median Age

\$59,229

Median Household Income

## EDUCATION

8%

No High School Diploma



27%

High School Graduate



36%

Some College



29%

Bachelor's/Grad/Prof Degree

## BUSINESS



4,013

Total Businesses



76,780

Total Employees

## EMPLOYMENT



62%

White Collar



23%

Blue Collar



14%

Services



Unemployment Rate

## INCOME



\$59,229

Median Household Income



\$33,311

Per Capita Income



\$86,086

Median Net Worth

## Households By Income

The largest group: \$35,000 - \$49,999 (16.1%)

The smallest group: \$150,000 - \$199,999 (6.9%)

Indicator ▲	Value	Difference	
<\$15,000	8.3%	-2.5%	
\$15,000 - \$24,999	7.3%	-1.9%	
\$25,000 - \$34,999	11.1%	+1.8%	
\$35,000 - \$49,999	16.1%	+3.4%	
\$50,000 - \$74,999	15.8%	-1.9%	
\$75,000 - \$99,999	11.1%	-1.4%	
\$100,000 - \$149,999	15.7%	+1.1%	
\$150,000 - \$199,999	6.9%	+0.7%	
\$200,000+	7.7%	+0.6%	