

RETAIL / OFFICE SPACE

2,542± SF

1239 A & B Russell Pkwy
Warner Robins, Houston County, GA 31088



FOR SALE

SALE PRICE: \$483,000 - 7% CAP

PATRICK BARRY - EXCLUSIVE AGENT
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Eberhardt & Barry
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PROPERTY OVERVIEW

1239 A&B Russell Pkwy
Warner Robins, GA 31088

BUILDING INFORMATION:	<ul style="list-style-type: none">• 100% Occupied• 7% CAP• Rent Roll available upon signing a CA; Operating Statement included below• High-traffic area, directly on Russell Pkwy on corner lot• Long-term tenants with 7 & 11 year tenure with leases through 2027.
LAND:	.28± Acres
YEAR BUILT:	1985
PROPERTY TAX BILL:	\$3,052.85
EXTERIOR:	Brick Veneer
INTERIOR / WALL HEIGHT:	Sheetrock - 8'
ROOF:	Asphalt Shingles
CEILING/ LIGHTING:	Sheetrock / standard fluorescent fixture
HVAC:	Central Air
PARKING:	18+ striped parking spaces
SIGNAGE:	Signage included
ZONING:	C2
SALES PRICE:	\$483,000 - 7% CAP





FINANCIALS - 2021 OPERATING STATEMENT

1239 A&B Russell Pkwy
Warner Robins, GA 31088

1239 A & B Russell Parkway

Two Free Standing Professional Brick Office Buildings

At the Intersection of Russell Parkway and Rusty Rd

Annual Gross Rent	\$42,600.00
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Annual Expenses:

Property Insurance	\$579.00
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Property Taxes	\$3,042.00
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5% Vacancy and Maintenance Reserve	\$2,130.00
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5% Management	\$2,130.00
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Water, Garbage, and Sewer	\$251.00
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Stormwater	\$236.00
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Grounds and Parking Lot	\$360.00
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Total Annual Expenses	\$8,728.00
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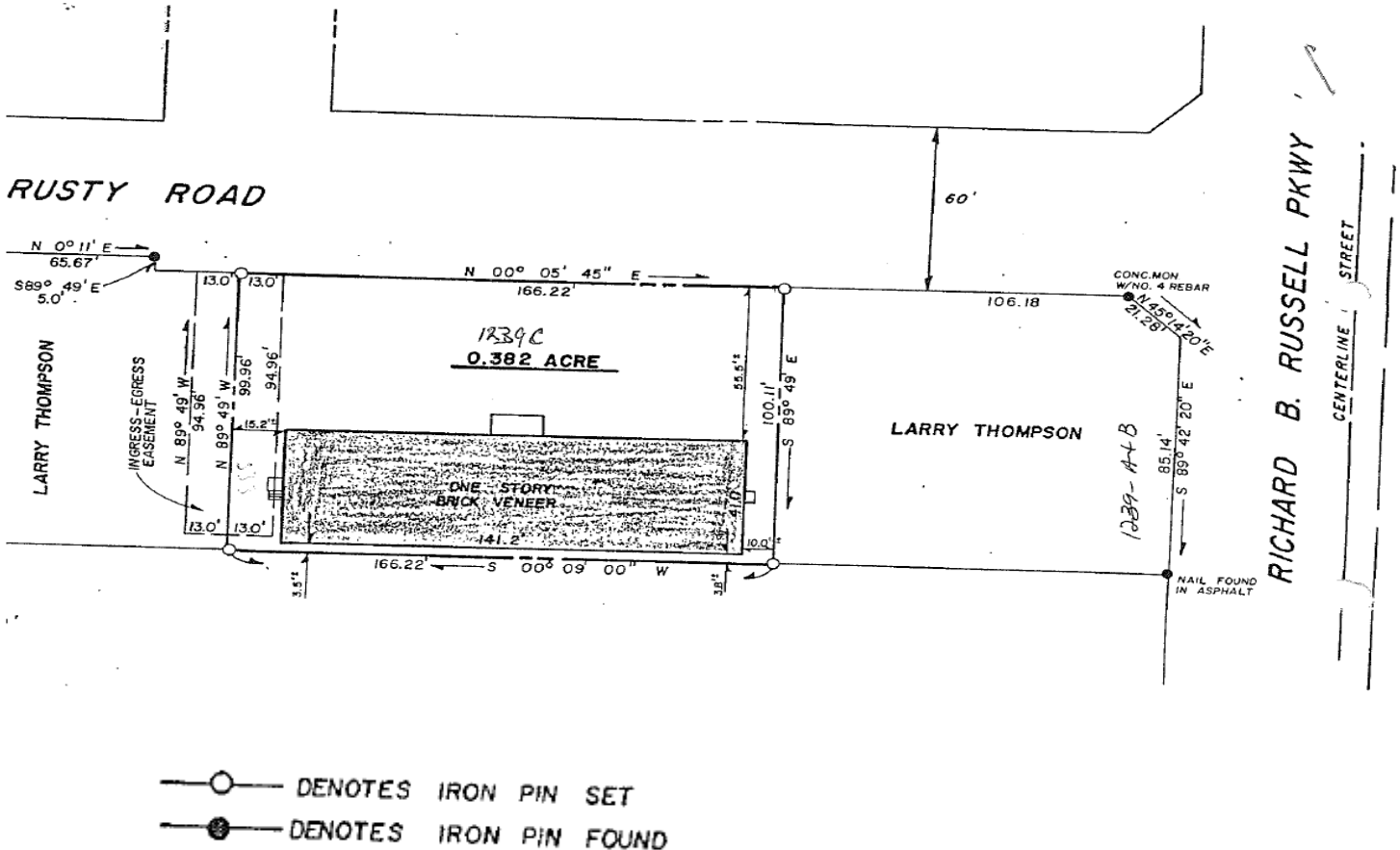
Net Operating Income	\$33,872.00
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SURVEY

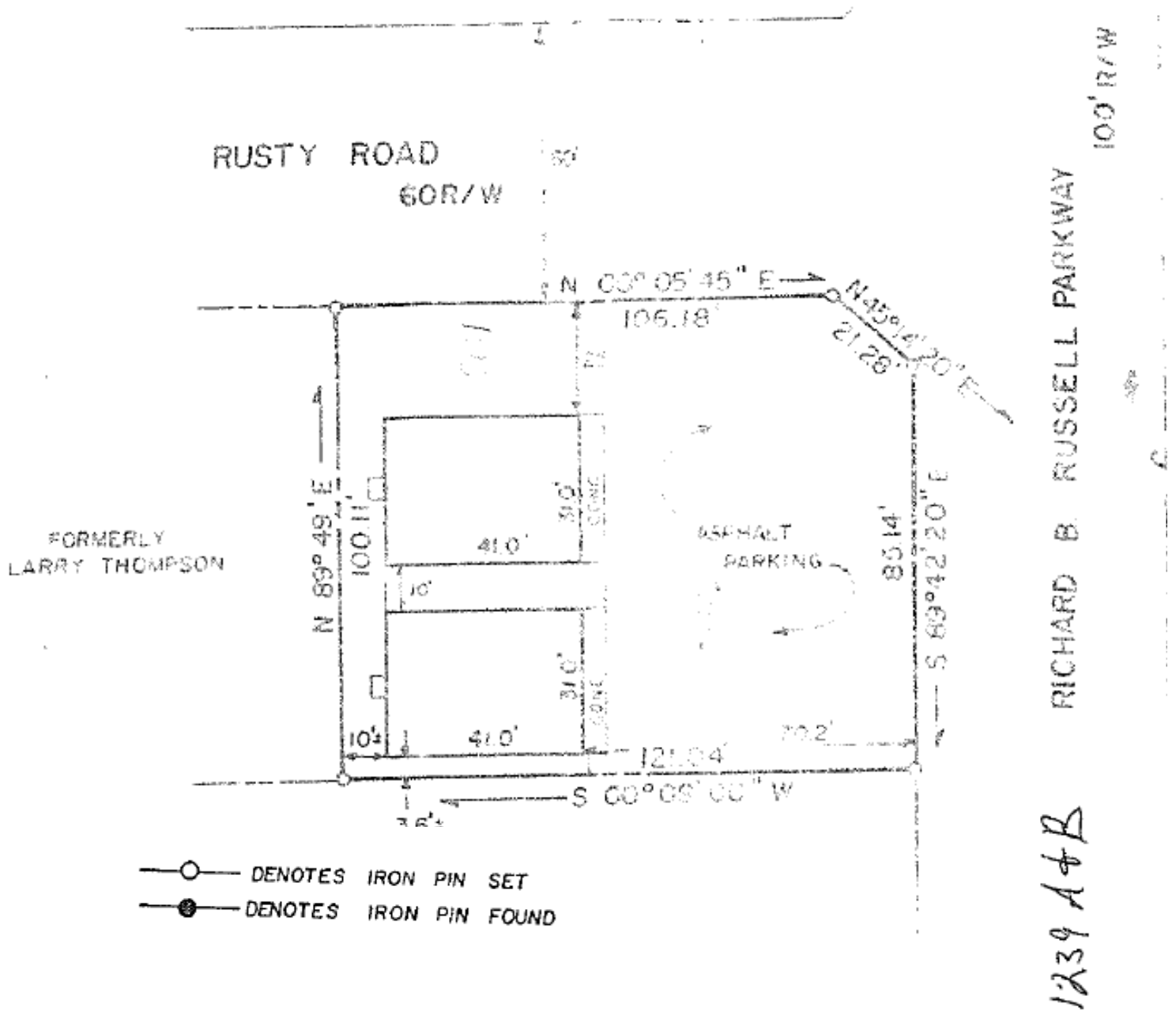
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SURVEY

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PHOTOS

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PHOTOS

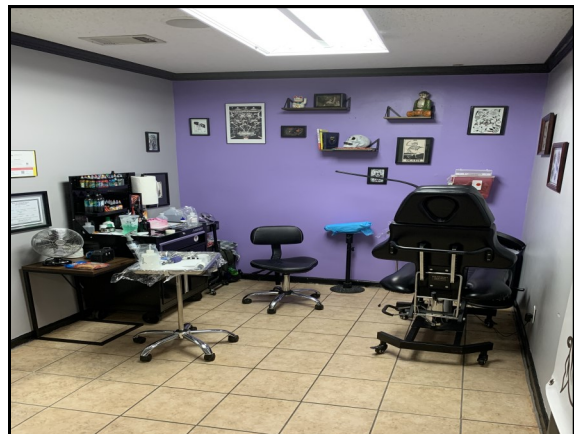
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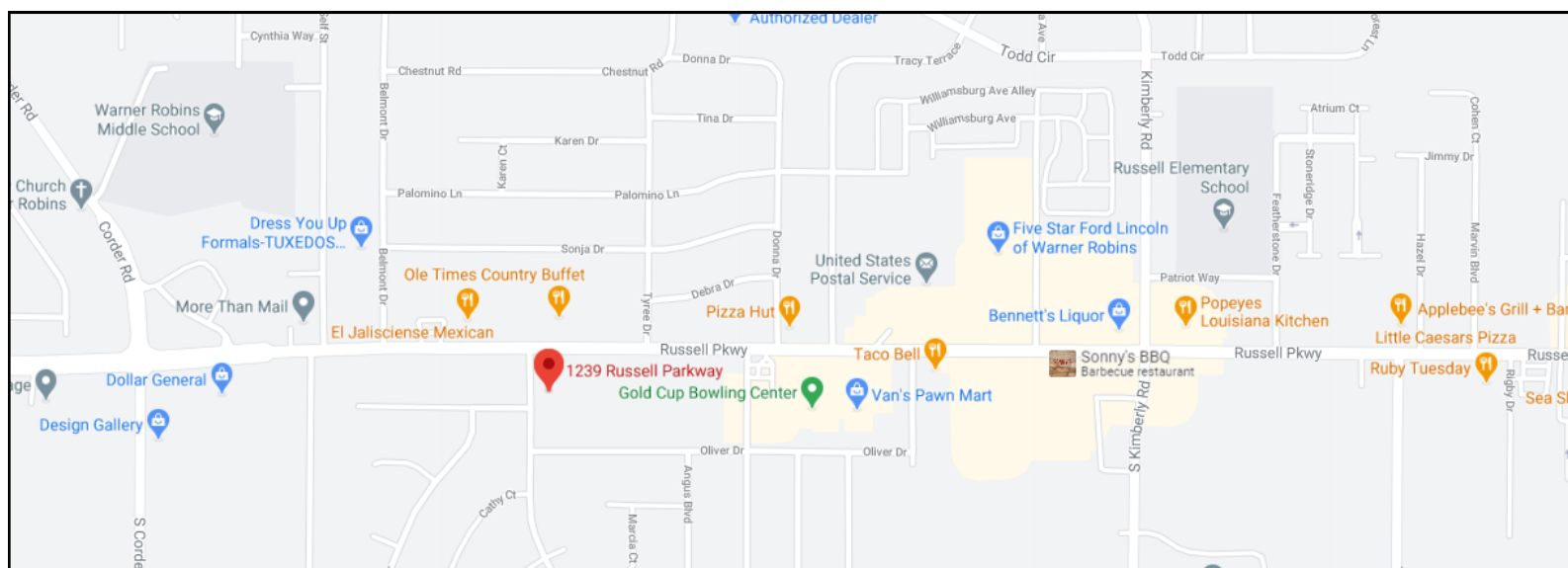


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MAPS

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INFOGRAPHICS - 1 Mile

1239 A&B Russell Pkwy
Warner Robins, GA 31088

KEY FACTS

8,221

Population



Average
Household Size

36.1

Median Age

\$48,356

Median Household
Income

BUSINESS



296

Total Businesses



2,664

Total Employees

INCOME



\$48,356

Median Household
Income



\$32,709

Per Capita Income



\$59,734

Median Net Worth

EDUCATION

6%

No High
School
Diploma



31%

High School
Graduate



39%

Some College



25%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



65%

White Collar



21%

Blue Collar



14%

Services

14.8%

Unemployment
Rate

Households By Income

The largest group: \$35,000 - \$49,999 (21.9%)

The smallest group: \$150,000 - \$199,999 (4.6%)

Indicator ▲	Value	Difference	
<\$15,000	6.6%	-1.7%	
\$15,000 - \$24,999	8.7%	+1.4%	
\$25,000 - \$34,999	14.6%	+3.5%	
\$35,000 - \$49,999	21.9%	+5.8%	
\$50,000 - \$74,999	15.1%	-0.7%	
\$75,000 - \$99,999	10.7%	-0.4%	
\$100,000 - \$149,999	11.2%	-4.5%	
\$150,000 - \$199,999	4.6%	-2.3%	
\$200,000+	6.7%	-1.0%	





INFOGRAPHICS - 3 Mile

1239 A&B Russell Pkwy
Warner Robins, GA 31088

KEY FACTS

62,334

Population



Average
Household Size

35.2

Median Age

\$51,681

Median Household
Income

EDUCATION



28%

High School
Graduate



37%

Some College



27%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,150

Total Businesses



26,028

Total Employees

EMPLOYMENT



White Collar

61%



Blue Collar

24%



Services

15%

14.1%

Unemployment
Rate

INCOME



\$51,681

Median Household
Income



\$30,648

Per Capita Income



\$52,186

Median Net Worth

Households By Income

The largest group: \$35,000 - \$49,999 (17.3%)

The smallest group: \$150,000 - \$199,999 (5.6%)

Indicator ▲	Value	Difference	
<\$15,000	9.0%	+0.7%	
\$15,000 - \$24,999	8.8%	+1.5%	
\$25,000 - \$34,999	13.3%	+2.2%	
\$35,000 - \$49,999	17.3%	+1.2%	
\$50,000 - \$74,999	17.0%	+1.2%	
\$75,000 - \$99,999	10.0%	-1.1%	
\$100,000 - \$149,999	13.0%	-2.7%	
\$150,000 - \$199,999	5.6%	-1.3%	
\$200,000+	6.1%	-1.6%	

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INFOGRAPHICS - 5 Mile

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KEY FACTS

116,049

Population



Average
Household Size

35.5

Median Age

\$56,455

Median Household
Income

BUSINESS



3,144

Total Businesses



59,388

Total Employees

INCOME



\$56,455

Median Household
Income



\$32,197

Per Capita Income



\$73,404

Median Net Worth

EDUCATION

9%

No High
School
Diploma



27%

High School
Graduate



35%

Some College



29%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



62%

White Collar



24%

Blue Collar



14%

Services

13.3%

Unemployment
Rate

Households By Income

The largest group: \$35,000 - \$49,999 (16.7%)

The smallest group: \$150,000 - \$199,999 (6.4%)

Indicator ▲	Value	Difference	
<\$15,000	8.4%	+0.1%	
\$15,000 - \$24,999	7.9%	+0.6%	
\$25,000 - \$34,999	11.7%	+0.6%	
\$35,000 - \$49,999	16.7%	+0.6%	
\$50,000 - \$74,999	15.8%	0	
\$75,000 - \$99,999	11.1%	0	
\$100,000 - \$149,999	14.8%	-0.9%	
\$150,000 - \$199,999	6.4%	-0.5%	
\$200,000+	7.2%	-0.5%	

