

Single Tenant Retail

2,800± SF

340 A&B Corder Rd.
Warner Robins, Houston County, GA 31088



FOR SALE

SALE PRICE: \$270,000 - 8.1% CAP

PATRICK BARRY - EXCLUSIVE AGENT
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Eberhardt & Barry
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PROPERTY OVERVIEW

340 A&B Corder Rd
Warner Robins, GA 31088

BUILDING INFORMATION:	<ul style="list-style-type: none">• 100% Occupied by stable, long tenure tenant (lease 5/6/12 - 8/31/25)• 8.1% CAP• Operating Statement included below; Rent Roll available upon signing of CA• 3 Restrooms total - 2 are located downstairs, one in each unit. One additional restroom upstairs.• 3 separate rooms above Unit B with washer and dryer hookups• Each unit is individually metered for power and water.• 4 separate HVAC units - 2 per unit (downstairs and upstairs)
LAND:	.2± Acres
YEAR BUILT:	1988
PROPERTY TAX BILL:	\$1,615.00
EXTERIOR:	Brick
INTERIOR / WALL HEIGHT:	Sheetrock - 10'
ROOF:	Asphalt shingles
CEILING/ LIGHTING:	Sheet rock / recessed fluorescent fixture
HVAC:	Unit A & B replaced within the past 10 years
PARKING:	4 striped parking spaces in front of building w/ additional parking
SIGNAGE:	Signage Included
ZONING:	C2
SALES PRICE:	\$270,000 - 8.1% CAP





FINANCIALS - 2021 OPERATING STATEMENT

340 A&B Corder Rd
Warner Robins, GA 31088

Operating Statement- December 31, 2021

340 A&B Corder Rd.

Single Tenant Retail

Current Annual Gross Rent	\$26,400.00
Annual Expenses:	
Property Insurance	\$281.00
Property Taxes	\$1,646.00
Stormwater	\$55.00
5% Vacancy and Maintenance Reserve	\$1,320.00
5% Management	\$1,320.00
Total Annual Expenses	\$4,622.00
Net Operating Income	\$21,778.00

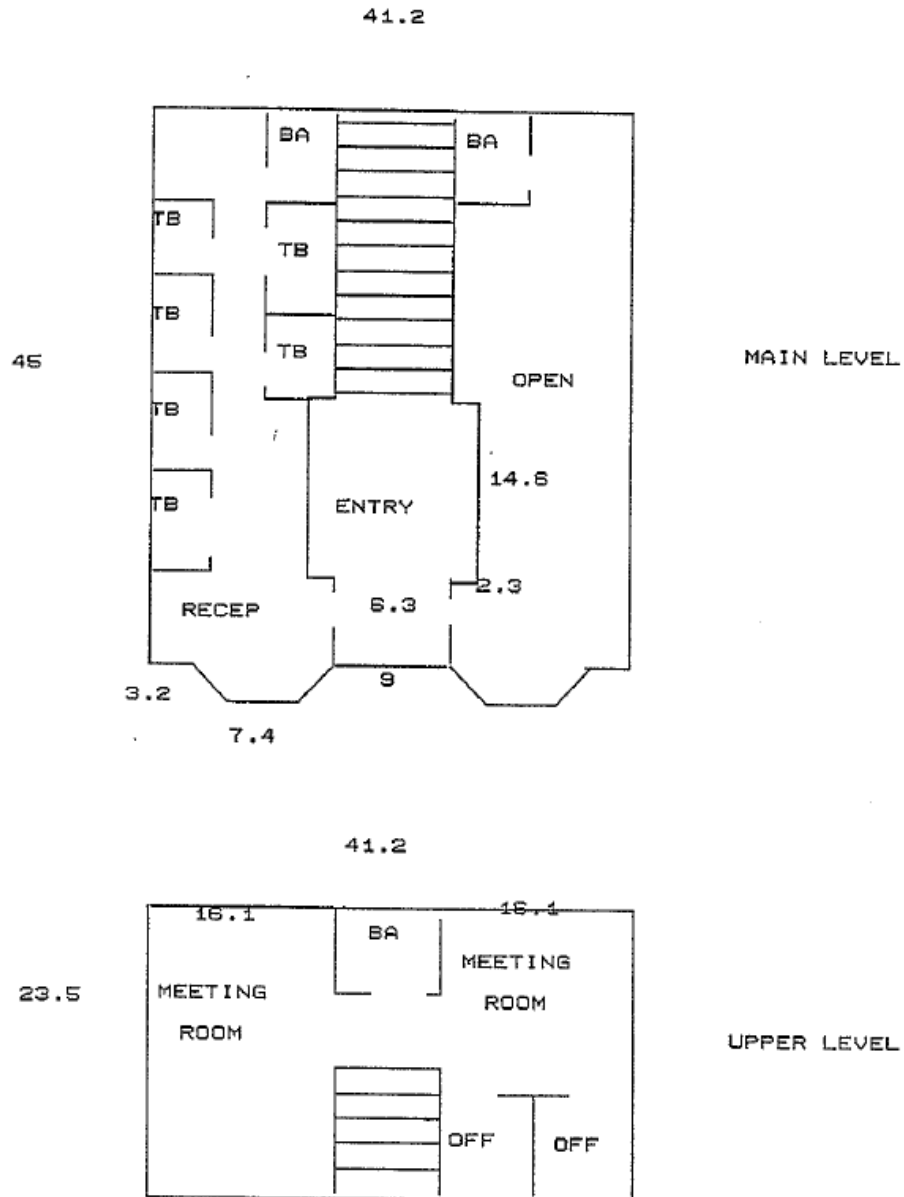




BUILDING SKETCH

340 A&B Corder Rd
Warner Robins, GA 31088

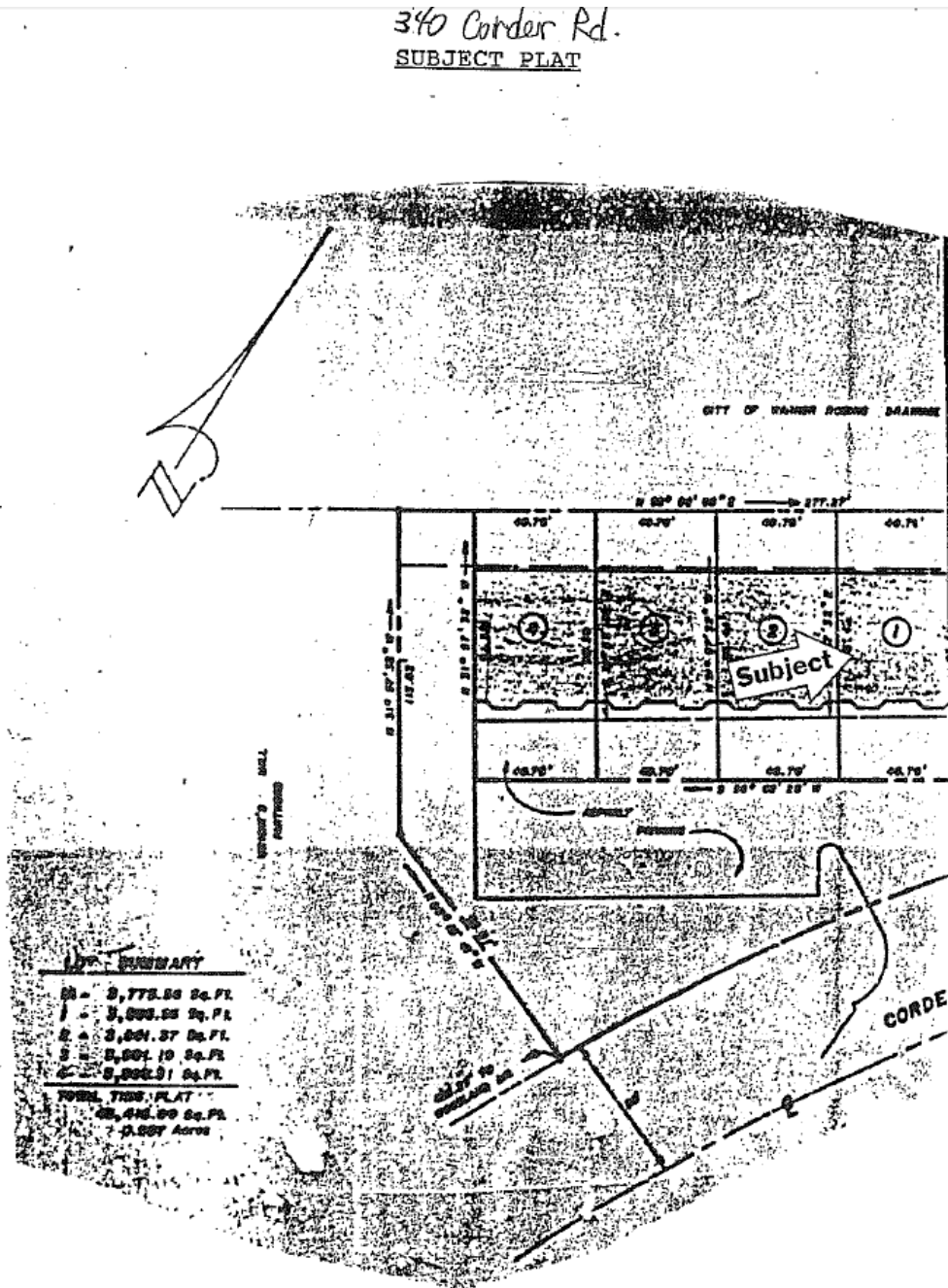
340 A&B Corder Rd
BUILDING SKETCH





SUBJECT PLAT

340 A&B Corder Rd
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PHOTOS

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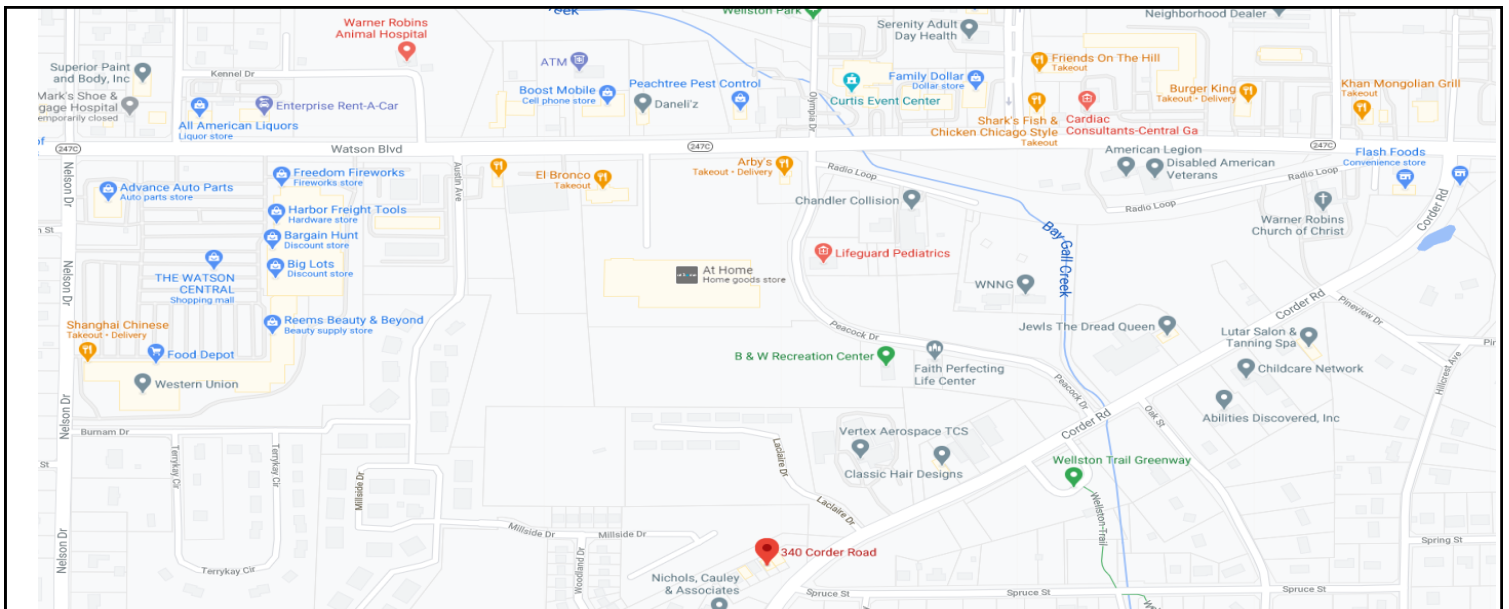
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MAPS

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INFOGRAPHICS - 1 Mile

340 A&B Corder Rd
Warner Robins, GA 31088

KEY FACTS

8,576

Population



Average
Household Size

35.7

Median Age

\$39,907

Median Household
Income

BUSINESS



319

Total Businesses



2,816

Total Employees

INCOME



\$39,907

Median Household
Income



\$25,463

Per Capita Income



\$23,214

Median Net Worth

EDUCATION

15%

No High
School
Diploma



23%

High School
Graduate



41%

Some College



21%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



58%

White Collar



20%

Blue Collar



22%

Services

15.1%

Unemployment
Rate

Households By Income

The largest group: \$25,000 - \$34,999 (20.6%)

The smallest group: \$150,000 - \$199,999 (1.4%)

Indicator ▲	Value	Difference	
<\$15,000	11.4%	+3.1%	
\$15,000 - \$24,999	9.6%	+2.3%	
\$25,000 - \$34,999	20.6%	+9.5%	
\$35,000 - \$49,999	20.3%	+4.2%	
\$50,000 - \$74,999	18.0%	+2.2%	
\$75,000 - \$99,999	9.3%	-1.8%	
\$100,000 - \$149,999	6.2%	-9.5%	
\$150,000 - \$199,999	1.4%	-5.5%	
\$200,000+	3.3%	-4.4%	





INFOGRAPHICS - 3 Mile

340 A&B Corder Rd
Warner Robins, GA 31088

KEY FACTS

63,942

Population



Average
Household Size

35.5

Median Age

\$45,823

Median Household
Income

EDUCATION

11%

No High
School
Diploma



31%

High School
Graduate



36%

Some College



23%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,306

Total Businesses



28,048

Total Employees

EMPLOYMENT



White Collar

57%



Blue Collar

27%



Services

15%

14.4%

Unemployment
Rate

INCOME



\$45,823

Median Household
Income



\$27,669

Per Capita Income



\$38,364

Median Net Worth

Households By Income

The largest group: \$35,000 - \$49,999 (19.0%)

The smallest group: \$150,000 - \$199,999 (4.5%)

Indicator ▲	Value	Difference	
<\$15,000	10.4%	+2.1%	
\$15,000 - \$24,999	10.1%	+2.8%	
\$25,000 - \$34,999	14.5%	+3.4%	
\$35,000 - \$49,999	19.0%	+2.9%	
\$50,000 - \$74,999	17.1%	+1.3%	
\$75,000 - \$99,999	9.4%	-1.7%	
\$100,000 - \$149,999	10.4%	-5.3%	
\$150,000 - \$199,999	4.5%	-2.4%	
\$200,000+	4.6%	-3.1%	

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INFOGRAPHICS - 5 Mile

340 A&B Corder Rd
Warner Robins, GA 31088

KEY FACTS

116,049

Population



Average
Household Size

35.5

Median Age

\$56,455

Median Household
Income

EDUCATION

9%

No High
School
Diploma



27%

High School
Graduate



35%

Some College



29%

Bachelor's/Grad/Prof
Degree

BUSINESS



3,144

Total Businesses



59,388

Total Employees

EMPLOYMENT



62%

White Collar



24%

Blue Collar



14%

Services

13.3%

Unemployment
Rate

INCOME



\$56,455

Median Household
Income



\$32,197

Per Capita Income



\$73,404

Median Net Worth

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%	

