

FOR SALE

Multi-Tenant Office Building

312 North Davis Drive

Warner Robins, GA 31093



Building Size: 7,738 SF

Lot Size: 1 AC

Frontage: 150'

Depth: 291'

Year Built: 2002

Taxes: \$6,100.62 (2021 est.)

Utilities: All Available

Zoning: C-2

Ceiling Height: 8'

Parking: Ample

Traffic Count: 10,600 VPD - North Davis Dr.

Description: Fantastic Class A office investment opportunity! 8% CAP rate. Offices are fully furnished. Common areas include kitchen, restrooms, and reception.

Location: Located on North Davis Drive, between Green Street & Watson Boulevard.

Neighbors: Warner Robins Air Force Base, Robins Financial Credit Union, Zaxby's, Kentucky Fried Chicken, Taco Bell, Hardee's, Advance Auto Parts, Warner Robins Municipal Court, Georgia Military College, Middle Georgia Community Action Agency, Chevron, and City Hall.



Sale Price: \$855,000

**FOR MORE
INFORMATION
CONTACT**

Lan Heath, Commercial Sales & Leasing
478-731-5899 (C)
478-746-9421 (O)
lheath@fickling.com

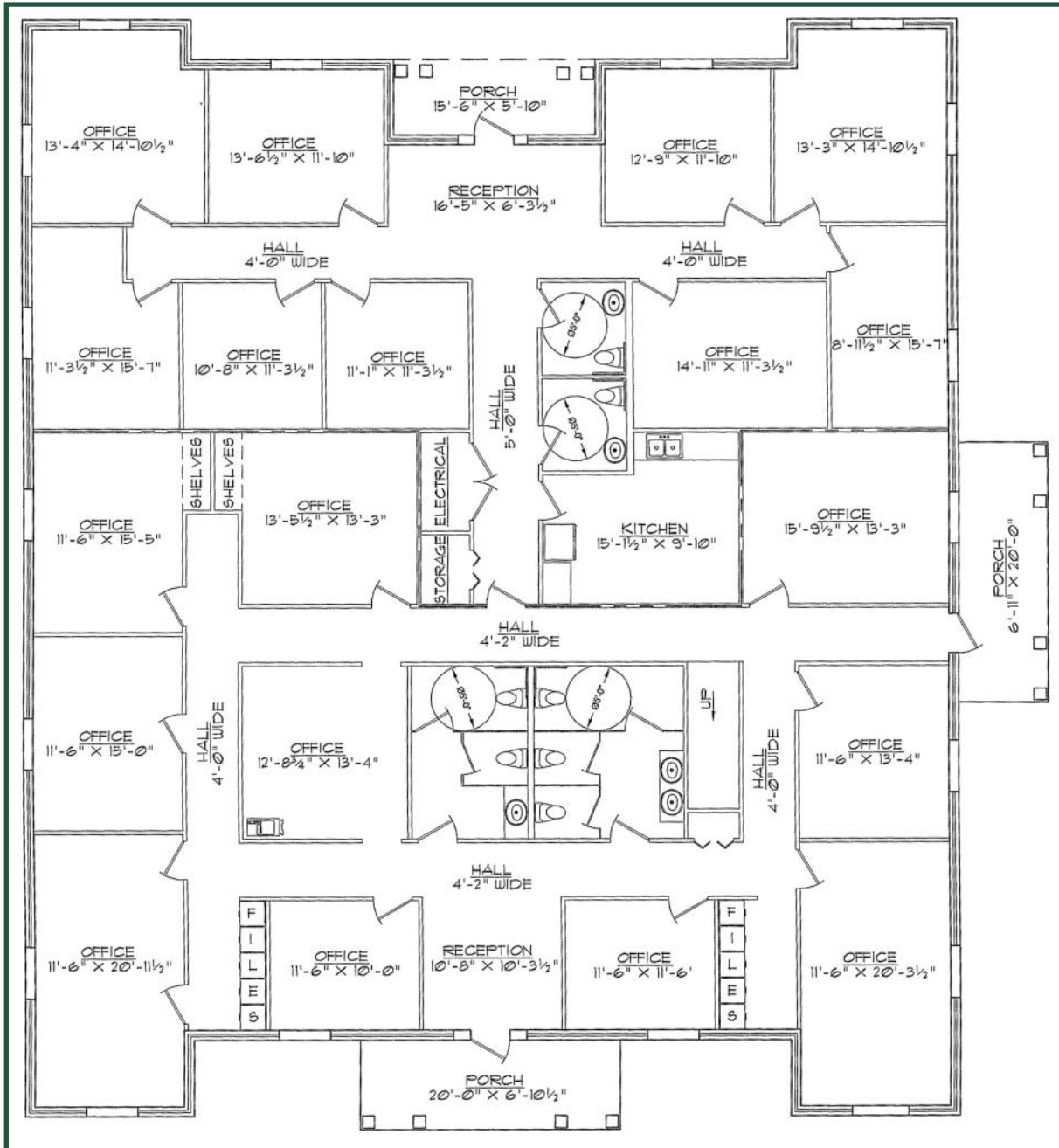
commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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FLOOR PLAN - FIRST FLOOR



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FLOOR PLAN - SECOND FLOOR



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Photos



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AERIAL



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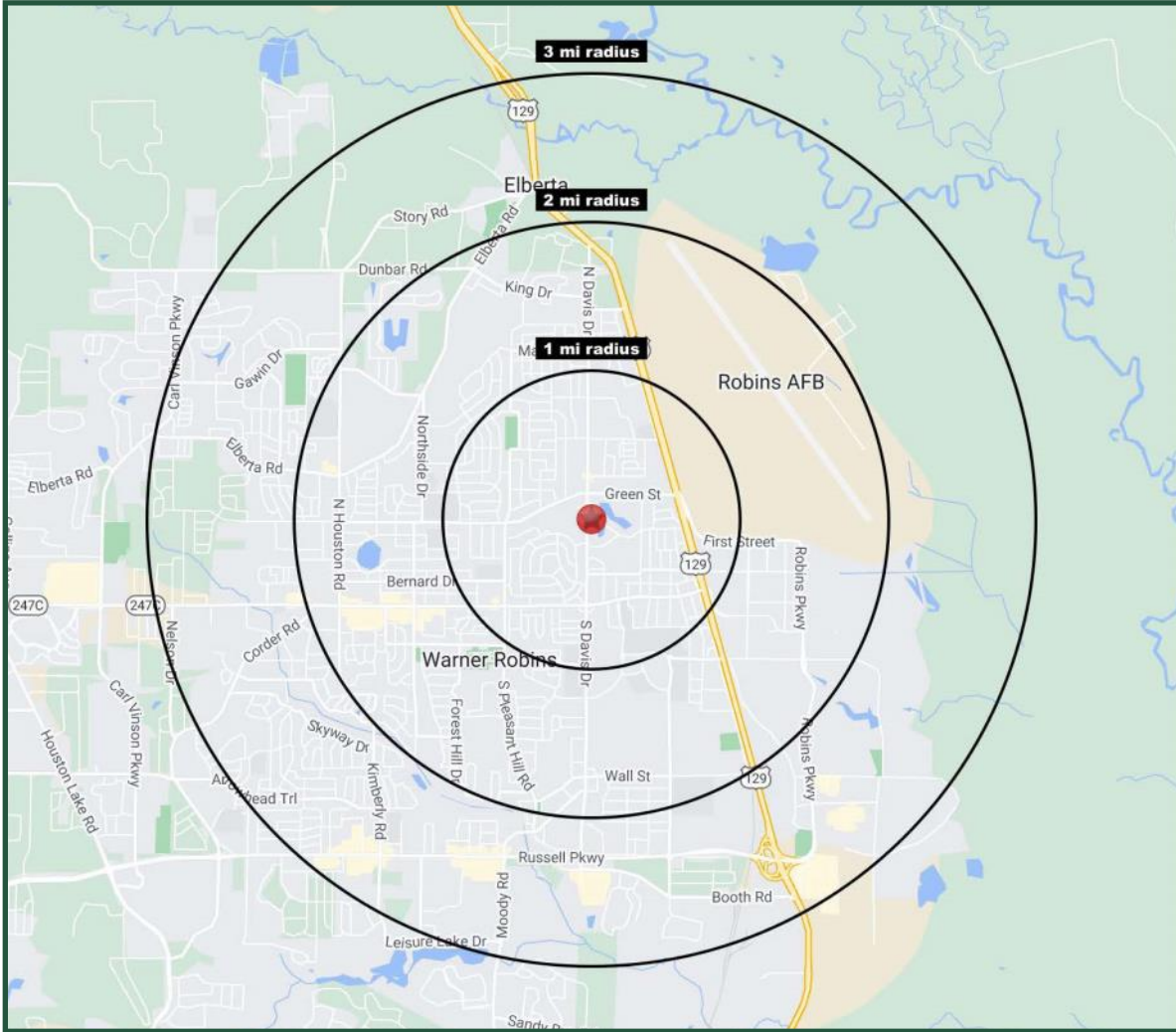
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DEMO MAP



2023 Demographics	1 Mile	2 Mile	3 Mile
Population	6,850	23,095	39,963
Median Age	35.0	34.4	35.0
Average HHI	\$42,927	\$61,504	\$68,306

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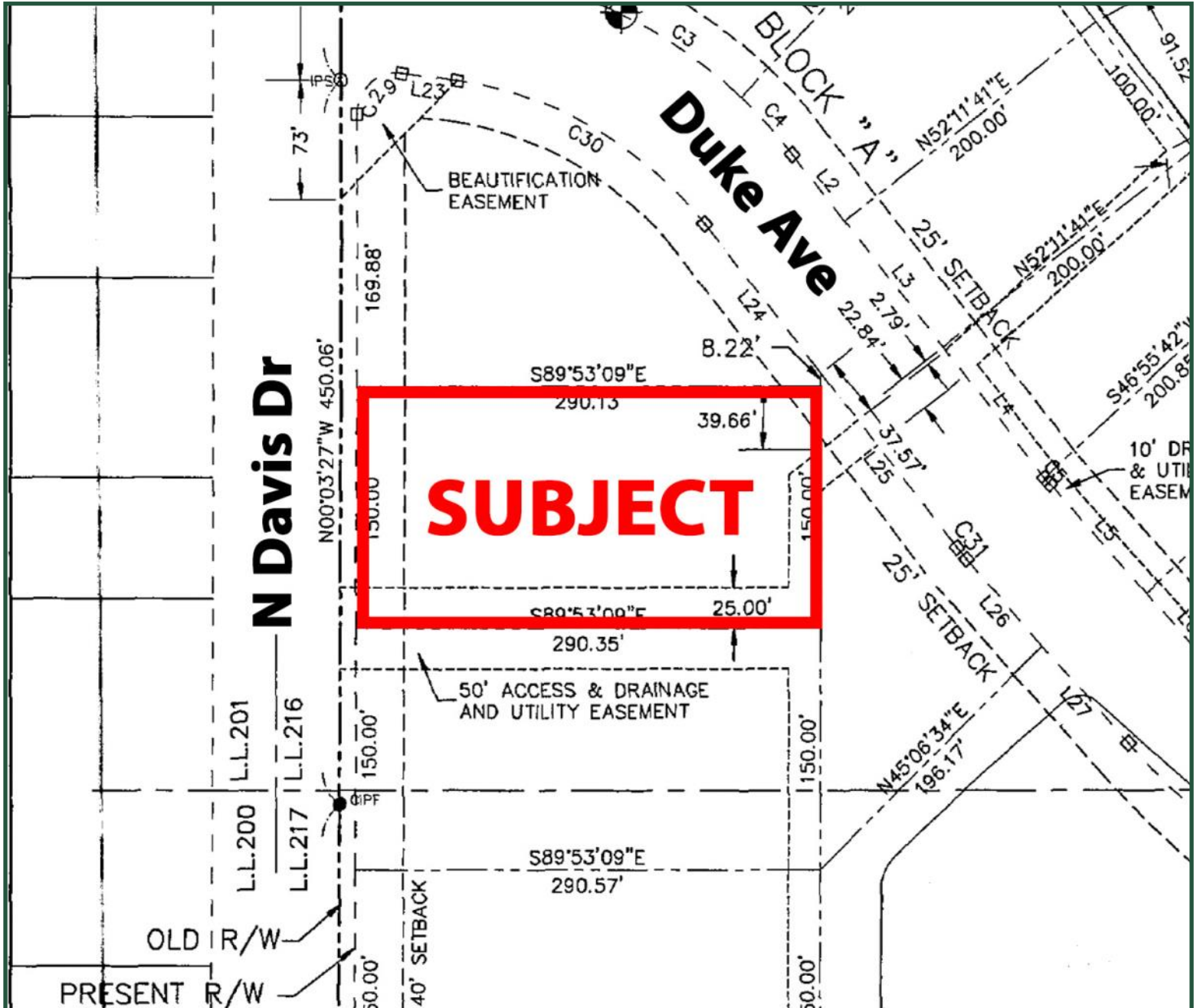
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PLAT



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FLOOD PLAIN



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