

**FOR SALE – Former Coffee Shop**  
**102 South Armed Forces Boulevard**  
**Warner Robins, GA 31088**



Summary

Area Info

Photos

Aerial

Site Map



**SALE PRICE: \$735,000**

**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 102 South Armed Forces Boulevard  
Warner Robins, GA 31088

**County:** Houston

**Total Size:** 2,583 SF

**Utilities:** All available

**Parking:** Available in front and side of building

**Traffic Count:** Highway 247 – 12,968 VPD  
Watson Boulevard – 15,692 VPD

**Frontage:** 151'± ft on Highway 247

### SITE

**Site Size:** 0.36 Acres

**Parcel ID:** 0W03AC 08A000

**Zoning:** Commercial

**SALE PRICE: \$735,000**

Demographics 2024	5 Miles	7 Miles	10 Miles
Population	73,481	119,712	166,614
Avg HH Income	\$83,740	\$96,748	\$103,855
Median Age	35.0	35.6	36.3

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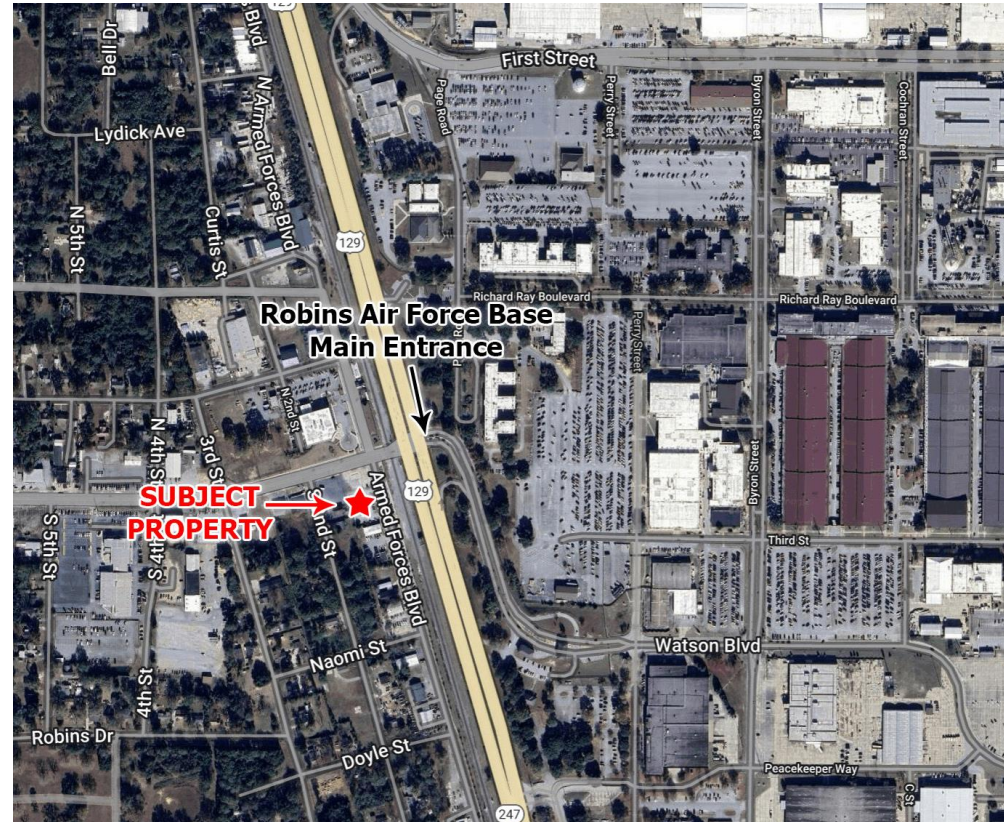
## AREA INFORMATION

### NOTES

2,583 SF stand alone former coffee shop. Would be an ideal location for another coffee shop, bakery, or restaurant. Building is drive thru capable. Situated on .36 acres with parking available in front and side of building. Property offers signage and great visibility on Highway 247.

### LOCATION

Located on the heavily trafficked Highway 247 directly across from the main entrance to Robins Air Force Base, which currently has 22,000 employees (civilians, contractors, and military). Other neighbors include Warner Robins Police Department, Georgia Military College Warner Robins Campus, Five Star Chevrolet GMC, Budget Car Rentals, NAPA Auto Parts, Museum of Aviation, and many more government, professional, and industrial businesses.



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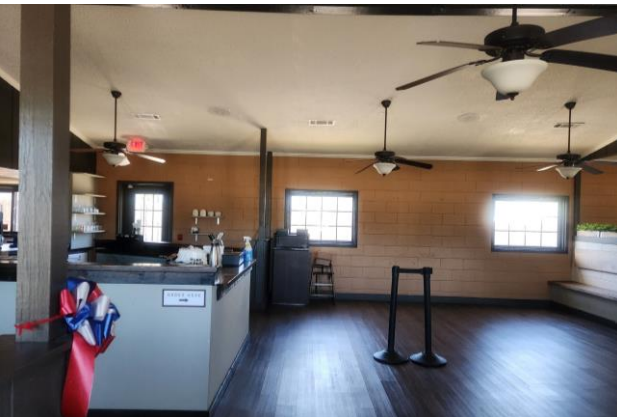
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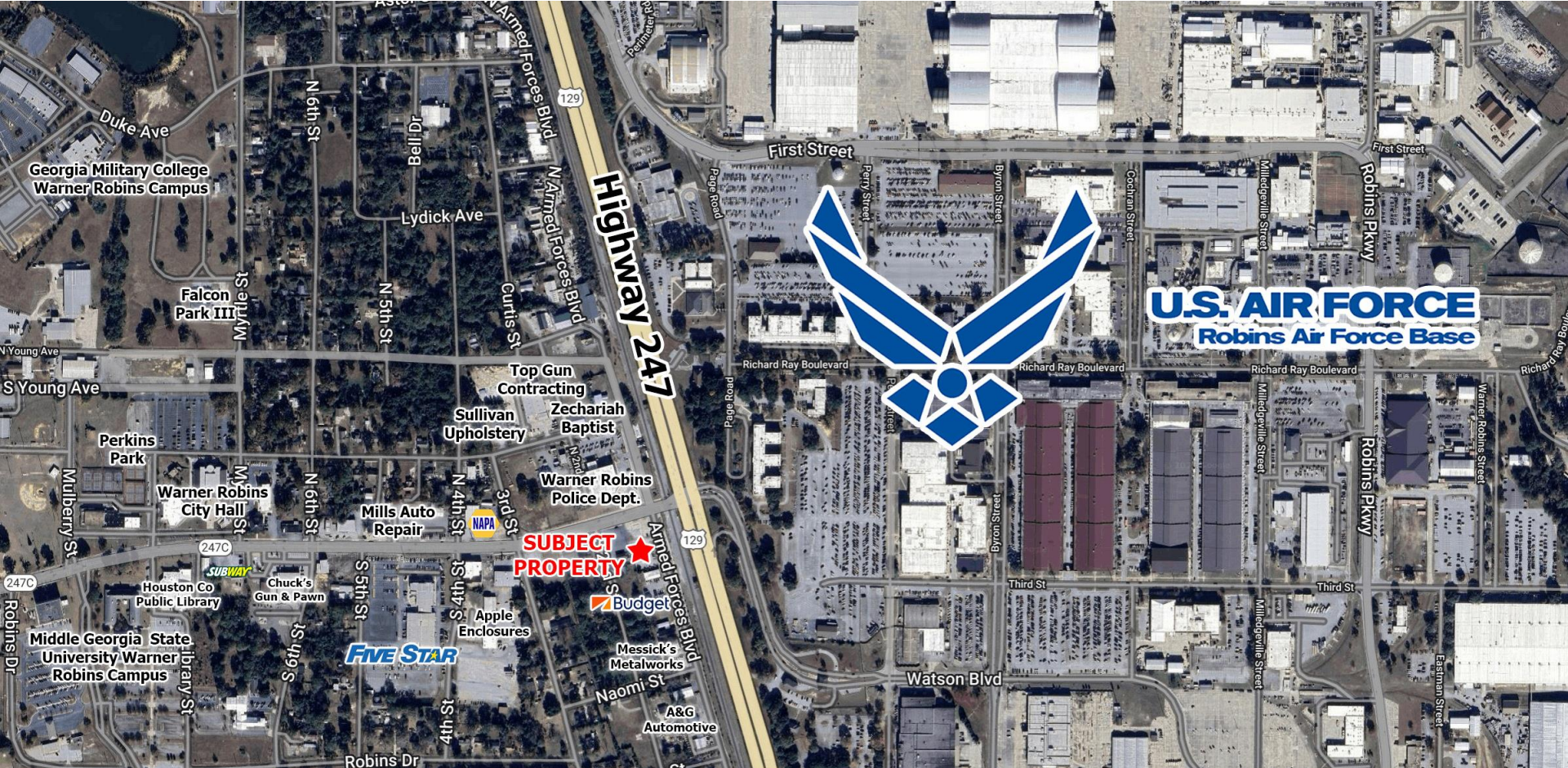
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