

# INVESTMENT PROPERTY/OFFICE BUILDING

2306 & 2308 MOODY ROAD  
WARNER ROBINS, GA 31088  
HOUSTON COUNTY

1,640 TOTAL SF

ASKING PRICE  
\$300,000

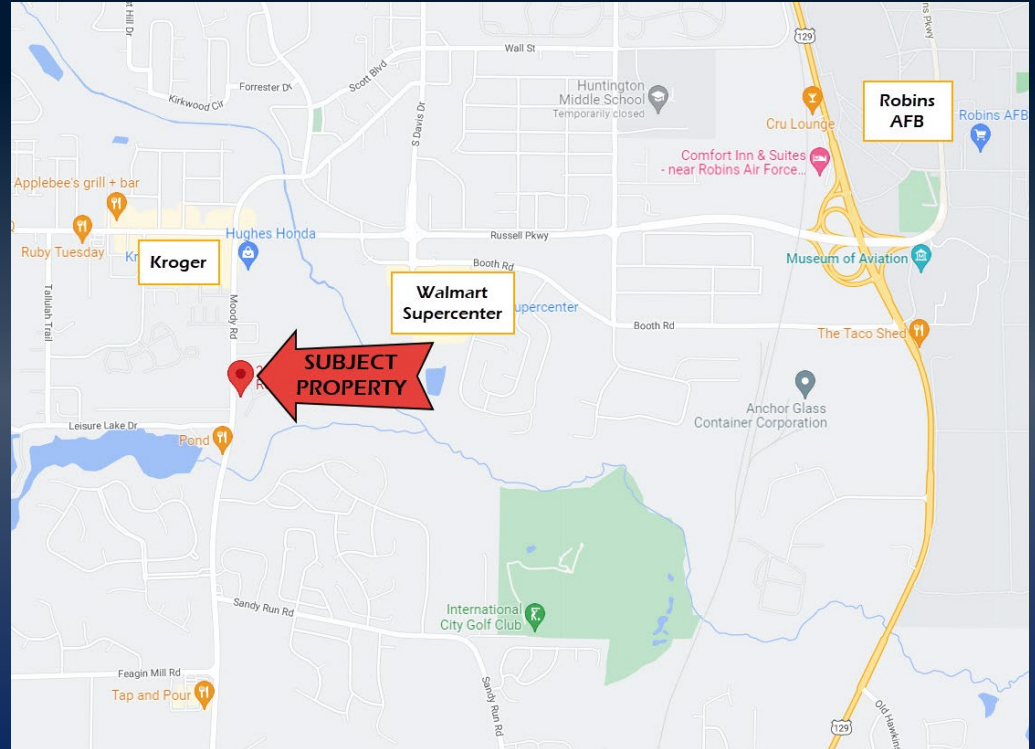


DEREK FOSTER C: 478.997.1024  
DFOSTER@THESUMMITGROUPMACON.COM  
4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210  
O: 478.750.7507  
WWW.THESUMMITGROUPMACON.COM



## PROPERTY INFORMATION

- 1,640 total SF
- Office building divided into two suites
  - Both suites currently have tenants  
(Call agent for rent roll information)
- Located off Russell Parkway at the corner of Moody Road and Breckenridge Drive
- Convenient to Robins Air Force Base
- Front and rear parking available
- Traffic Counts (GDOT 2020 published data estimate):
  - Moody Road – 13,700 vpd
  - Russell Pkwy – 29,200 vpd



**2306 & 2308 MOODY ROAD  
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Suite 2306



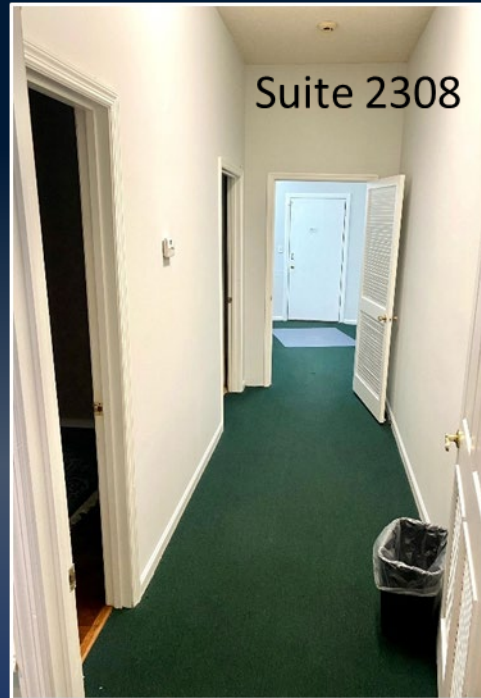
Suite 2306



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