



# RETAIL/OFFICE OPPORTUNITY

315 N DAVIS DRIVE  
WARNER ROBINS, GEORGIA

~~\$199,000~~

**ASKING PRICE REDUCED:**

**\$165,000**



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## PROPERTY INFORMATION

- +/- 1,660 SF
  - +/- 1,203 SF: (2) Bedrooms, (1) Restroom, Kitchen & Living Space
  - +/- 841 SF addition: Retail Storefront & Storage with 8x8 Roll Up Door
- .78 Acres
- Zoned: R2
- 7 Parking Spaces
- Handicap Ramp
- Former Baggett's Sewing Machine Repair



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## TRAFFIC & DEMOGRAPHICS

### Traffic Counts:

(GDOT 2021 Published Data estimate)

N Davis Drive: 10,400 VPD

Hawkinsville Road: 21,800 VPD

### Demographics

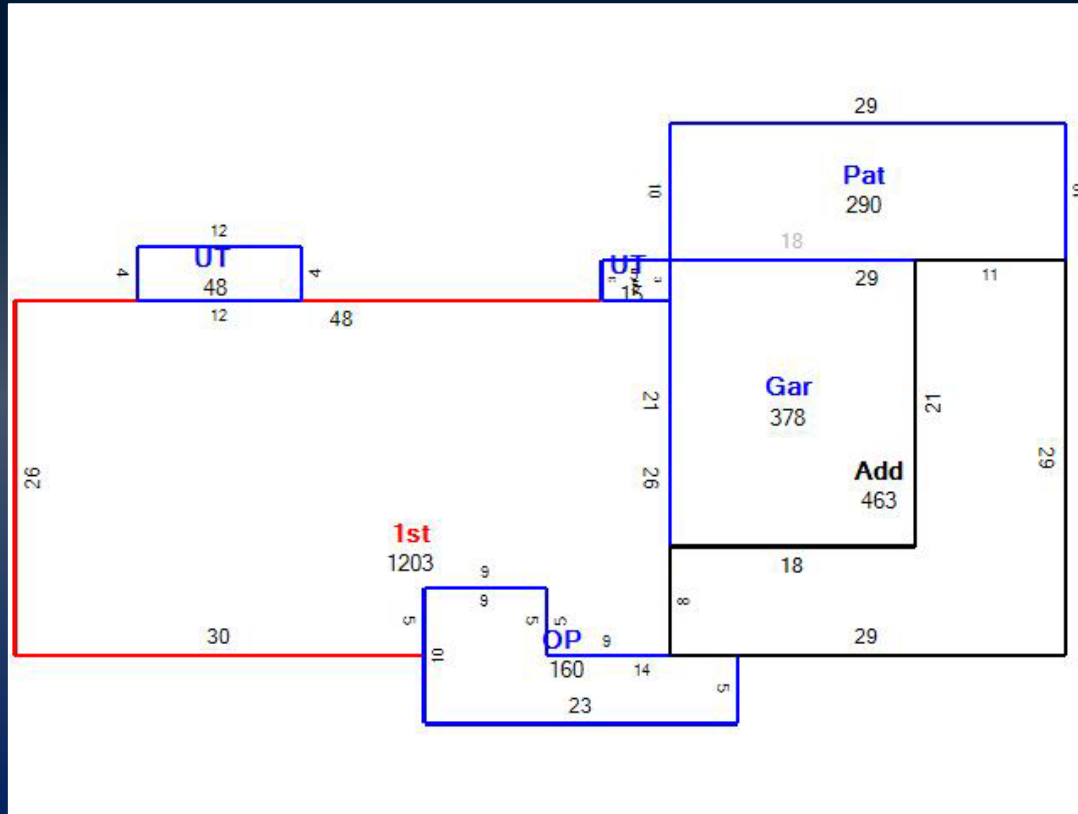
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2023 Population:	7,559	41,819	78,282
2028 Population Estimate:	7,776	42,684	80,068
2023 Households:	2,891	16,501	31,362
2028 Households Estimate:	3,001	17,048	32,495
2023 Average HH Income:	\$48,048	\$64,777	\$78,594
2028 Average HH Income Estimate:	\$56,618	\$74,797	\$90,542



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# FLOOR PLAN



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