

# OFFICE/RETAIL BUILDING FOR SALE

1017 N HOUSTON ROAD  
WARNER ROBINS, GA 31093  
HOUSTON COUNTY

±1,525 SF  
±0.20 ACRE

ASKING PRICE:  
\$195,000



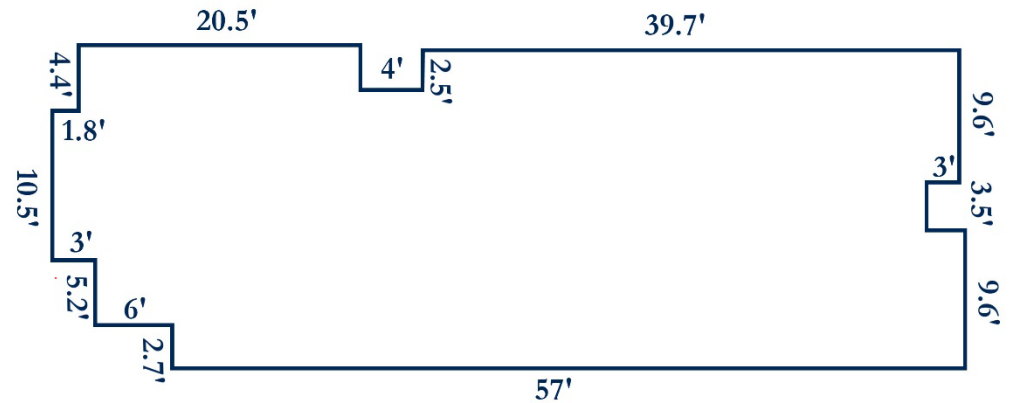
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## PROPERTY INFORMATION

- ±1,525 SF retail/office building situated on ±0.20 acre
- Building features four (4) offices and two (2) restrooms (one with shower)
- Year built: 1980
- Zoned C-2 (Commercial)
- Ten lined parking spaces (parking ratio 7/1,000 SF)
- High visibility location with approximately 37' of frontage on a main thoroughfare of Warner Robins
- Easy access from Highway 247 & Robins Air Force Base

### 1017 N Houston Road (not to scale)



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## DEMOGRAPHICS

### 1017 N Houston Road - Warner Robins, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	9,709	44,737	89,334
2030 ESTIMATED POPULATION	10,134	46,353	93,794
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	4,024	17,970	35,790
2030 HOUSEHOLD ESTIMATES	4,222	18,701	37,768
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$68,536	\$67,268	\$78,828
2030 HH INCOME ESTIMATE	\$76,944	\$74,770	\$86,716

AVERAGE INCOME   POPULATION   HOUSEHOLDS   UNEMPLOYMENT   LABOR FORCE



**\$67,268**



**44,737**



**17,970**



**5.5%**



**35,297**

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