

OFFICE CONDO FOR SALE

98-A TOMMY STALNAKER DRIVE
WARNER ROBINS, GA 31088
HOUSTON COUNTY

±2,460 SF
±0.17 ACRE

ASKING PRICE:
\$420,000



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PROPERTY INFORMATION

- ±2,460 SF two-story office space situated on ±.17 acre
- This space features seven (7) offices, two (2) restrooms, one (1) reception area and one (1) large kitchen
- Zoned: C-2 (Commercial)
- Built in 2009
- Conveniently located near a variety of restaurants and national retailers including ALDI, Kroger, Best Buy, Academy, Hobby Lobby, Chick-fil-A, McDonald's, Bojangles, Zaxby's and many more.



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TRAFFIC COUNTS & DEMOGRAPHICS

- Traffic Count (GDOT 2023:):
 - Watson Boulevard – 34,700 VPD
 - S Houston Lake Road – 29,700 VPD
 - US Highway 41 – 11,000 VPD

98 Tommy Stalnaker Drive, Suite A - Warner Robins, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	6,030	49,418	116,569
2030 ESTIMATED POPULATION	6,393	51,850	121,710
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	2,736	20,084	46,114
2030 HOUSEHOLD ESTIMATES	2,935	21,184	48,389
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$76,806	\$87,036	\$89,406
2030 HH INCOME ESTIMATE	\$83,158	\$95,472	\$98,197

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$87,036



49,418



20,084



3%

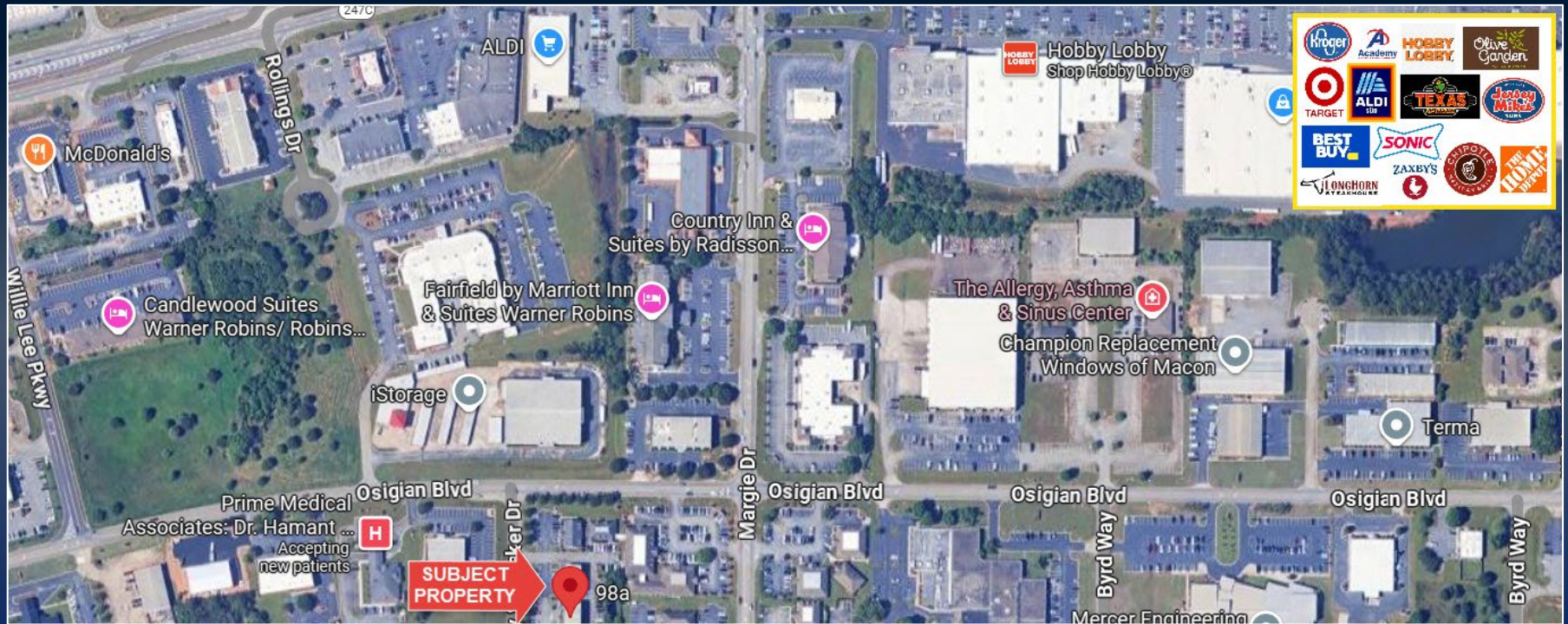


159,251

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MAP



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