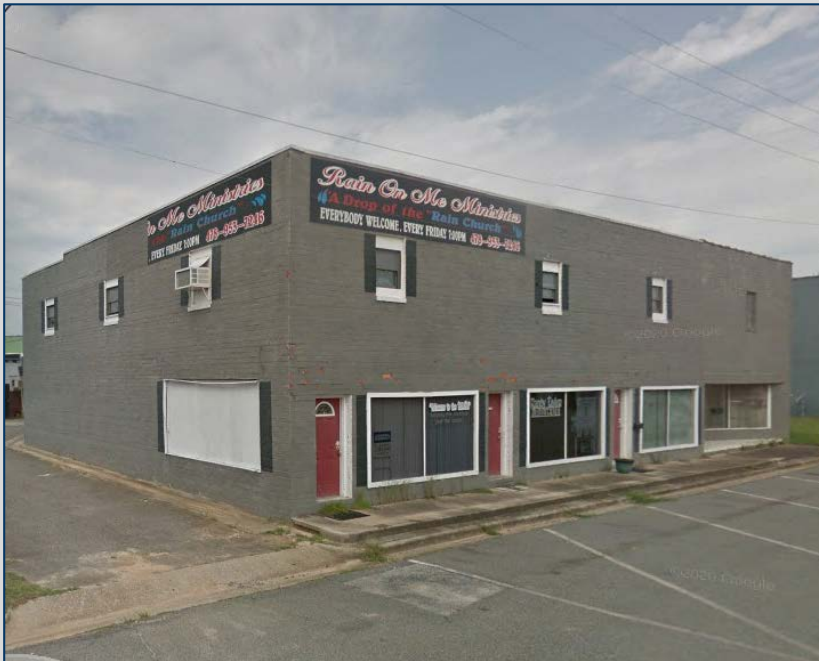


111 Market Street
Warner Robins, GA 31093
Houston County

\$229,000
MOTIVATED SELLER!



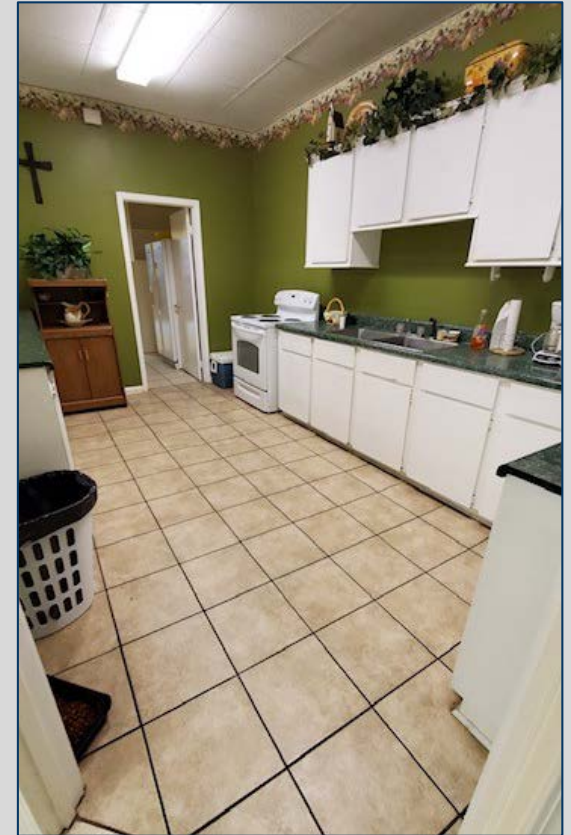
- 8,310 SF office/retail space
- Zoned C-3
- High traffic location near the intersection of Watson Boulevard (Highway 247) and North Davis Drive
- Convenient to Robins Air Force Base



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **ADAM BAILEY** | Cell (478) 733-7961 | abailey@thesummitgroupmacon.com

111 Market Street
Warner Robins, GA 31093
Houston County

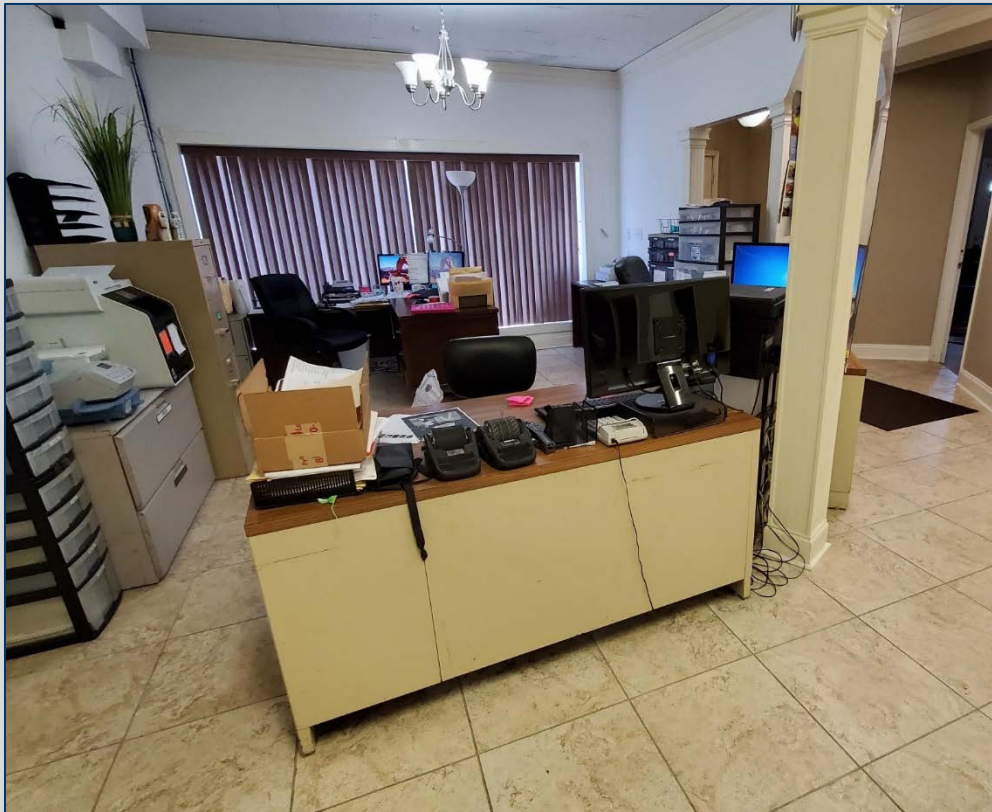


4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **ADAM BAILEY** | Cell (478) 733-7961 | abailey@thesummitgroupmacon.com

The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

111 Market Street
Warner Robins, GA 31093
Houston County



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **ADAM BAILEY** | Cell (478) 733-7961 | abailey@thesummitgroupmacon.com

The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

111 Market Street
 Warner Robins, GA 31093
 Houston County



Traffic Counts: (GDOT 2020 Published Data estimate)

Watson Boulevard – 20,900 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2021 Population:	7,350	47,574	84,864
2026 Population Estimate:	7,573	49,403	88,579
2020 Households:	2,795	18,752	33,280
2026 Households Estimate:	2,885	19,486	34,773
2020 Average HH Income:	\$53,574	\$56,664	\$68,410
2026 Average HH Income Estimate:	\$61,516	\$63,397	\$77,072



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **ADAM BAILEY** | Cell (478) 733-7961 | abailey@thesummitgroupmacon.com

The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.