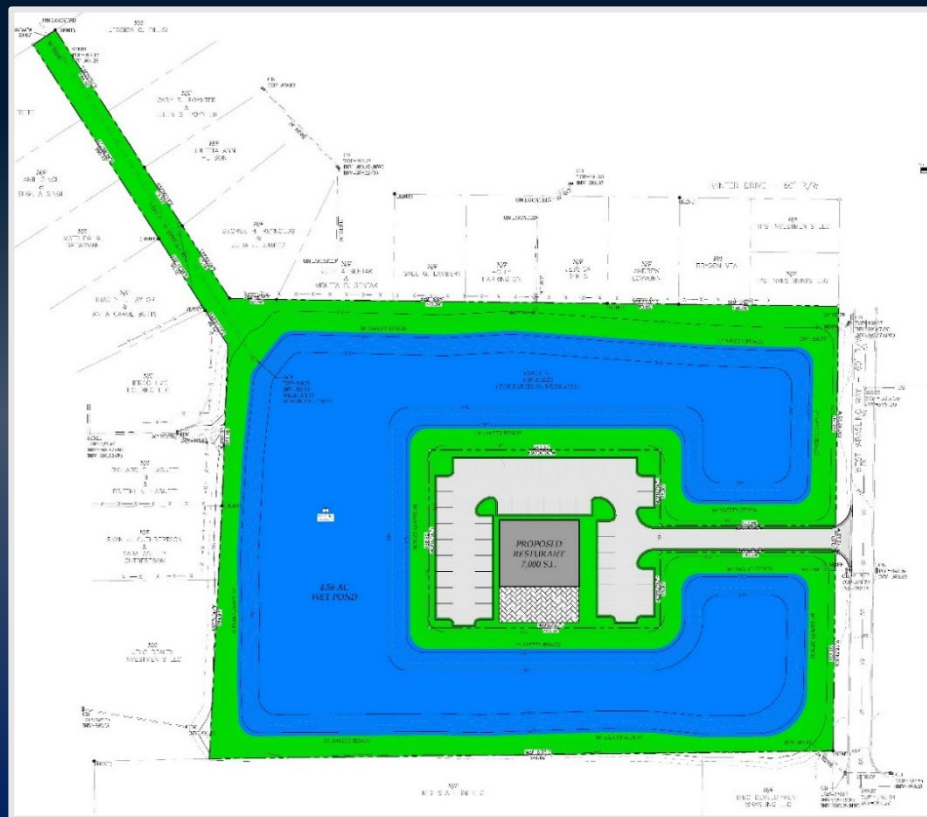


# WARNER ROBINS COMMERCIAL POND PAD SITE

**W. WRASLING WAY  
WARNER ROBINS  
GA 31088**

**9.11 ACRES**

**ASKING PRICE:  
\$750,000**

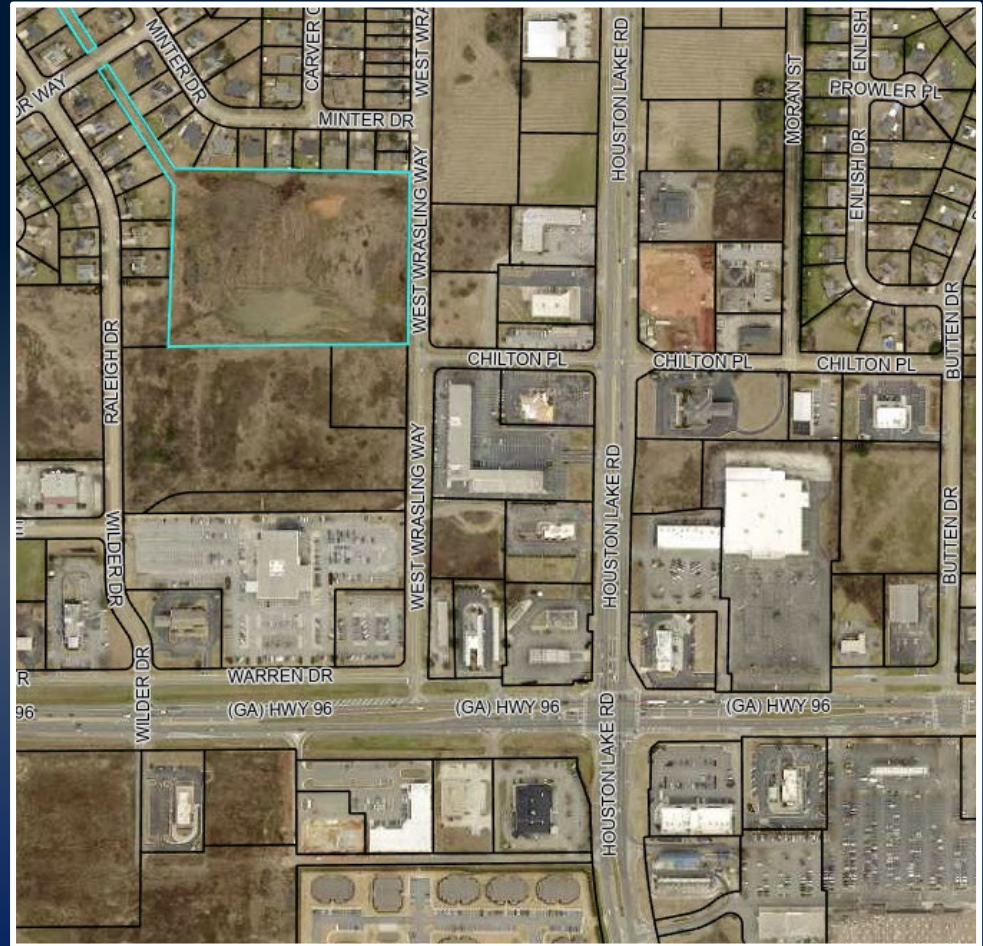


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DFOSTER@THESUMMITGROUPMACON.COM  
4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210  
**O: 478.750.7507**  
WWW.THESUMMITGROUPMACON.COM



## PROPERTY INFORMATION

- 8.35 Acres site with 4.56 acres wet
- Zoned C2
- All Utilities to site
- PAD Site large enough for a 7,000+ square foot facility
- Current Site Plan allows for 88 paved parking spaces. 12.57 parking ratio
- Ideal location for a restaurant user or higher end office user.
- Located in the area of S Houston Lake Road and Highway 96
- Conveniently located between Bonaire and West Warner Robins, GA. Close to Rigby's Entertainment Complex and Houston County High School



W. WRASLING WAY, WARNER ROBINS, GA 31088





# TRAFFIC COUNTS & DEMOGRAPHICS

## Traffic Counts:

(GDOT 2022 Published Data estimate)

S Houston Lake Road: 27,300 VPD

Highway 96: 14,600 VPD

## Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2023 Population:	7,049	47,974	102,321
2028 Population Estimate:	7,558	50,053	106,851
2023 Households:	2,835	17,877	38,912
2028 Households Estimate:	3,060	18,884	41,022
2023 Average HH Income:	\$118,970	\$117,231	\$104,813
2028 Average HH Income Estimate:	\$135,765	\$132,960	\$119,365



## W. WRASLING WAY, WARNER ROBINS, GA 31088



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