

# COMMERCIAL PROPERTY FOR SALE

212 CORDER ROAD  
WARNER ROBINS, GA 31088  
HOUSTON COUNTY

SUITE A - ±1,150 SF  
SUITE B - ±800 SF  
±0.49 ACRE

ASKING PRICE:  
\$239,000



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## PROPERTY INFORMATION

- ±1,950 SF total of office/ retail situated on ±0.49 acre
  - Suite A - ±1,150 SF Leased
  - Suite B - ±800 SF Leased
- Gross Rental Income - \$22,200
- Zoning: C-2
- Ample parking for employees and clients
- Situated on Corder Road between Watson Boulevard and Russell Parkway
- Prime location with easy access to major roads and nearby businesses
  - 3 miles from Robins Air Force Base
  - 1 mile from Emory Hospital



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## DEMOGRAPHICS

### 212 Corder Road - Warner Robins, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	7,707	65,298	115,334
2030 ESTIMATED POPULATION	7,931	68,347	120,957
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	3,304	26,481	45,620
2030 HOUSEHOLD ESTIMATES	3,419	27,851	48,086
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$74,527	\$73,496	\$86,696
2030 HH INCOME ESTIMATE	\$81,663	\$80,935	\$95,238

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$73,496**



**65,298**



**26,481**



**5.5%**



**51,832**

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# MAP



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