



OFFICE BUILDING FOR SALE

1717 RUSSELL PARKWAY, WARNER ROBINS, GA 31088

ASKING PRICE: \$1,200,000



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PROPERTY INFORMATION

- ±7,284 SF building situated on ±1.08 acres
- Zoned: C-2 (Commercial)
- Built in 1986
- Ample parking
- Functional office layout featuring (9) private offices, conference room, kitchenette/break area, (7) storage closets, separate men's and women's restrooms, and a private executive suite with dedicated bathroom and closet
- Positioned on Russell Parkway, one of Warner Robins' most heavily traveled corridors which provides excellent availability and accessibility



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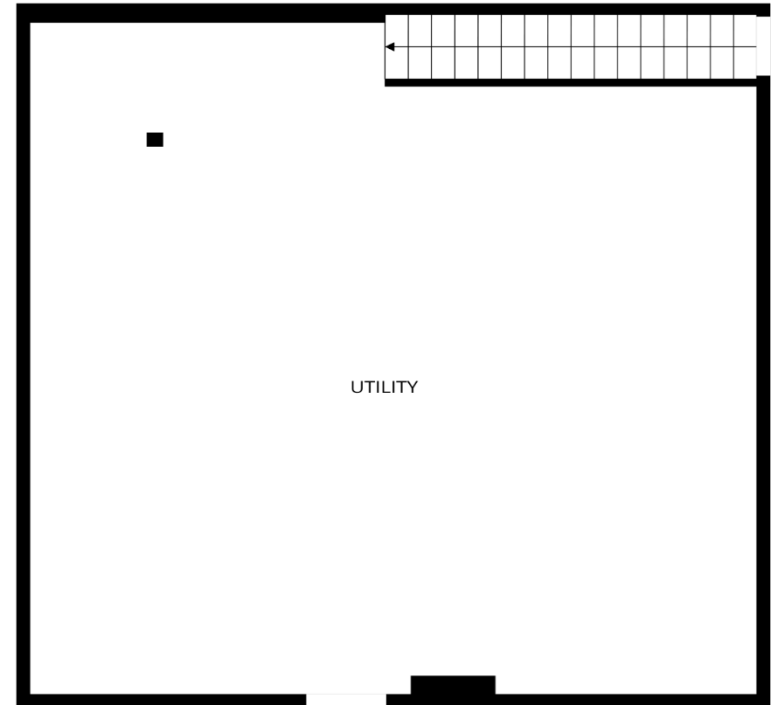
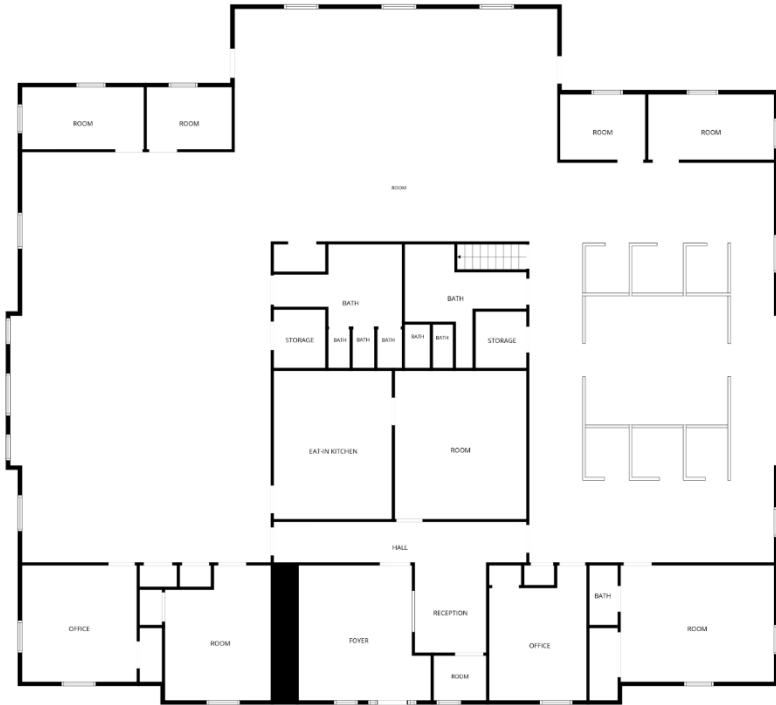
ADDITIONAL
PHOTOS



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FLOOR PLAN



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DEMOGRAPHICS & TRAFFIC COUNTS

- Traffic Counts (GDOT 2024):
Russell Parkway – 29,200 VPD
Houston Lake Road – 32,300 VPD

1717 Russell Parkway - Warner Robins, GA

POPULATION	3 MILE	5 MILE	10 MILE
2025 POPULATION	65,602	127,649	190,373
2030 ESTIMATED POPULATION	68,281	134,187	200,518
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 HOUSEHOLDS	26,144	49,693	73,057
2030 HOUSEHOLD ESTIMATES	27,367	52,484	77,254
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2025 HH INCOME	\$90,038	\$91,588	\$95,555
2030 HH INCOME ESTIMATE	\$98,910	\$100,398	\$105,256

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$91,588



127,649



49,693



4.0%



101,591

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MAP



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