THE SUMMIT GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

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 (8) 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



1717 Russell Parkway
Warner Robins, GA 31088
Houston County

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Additional Photos





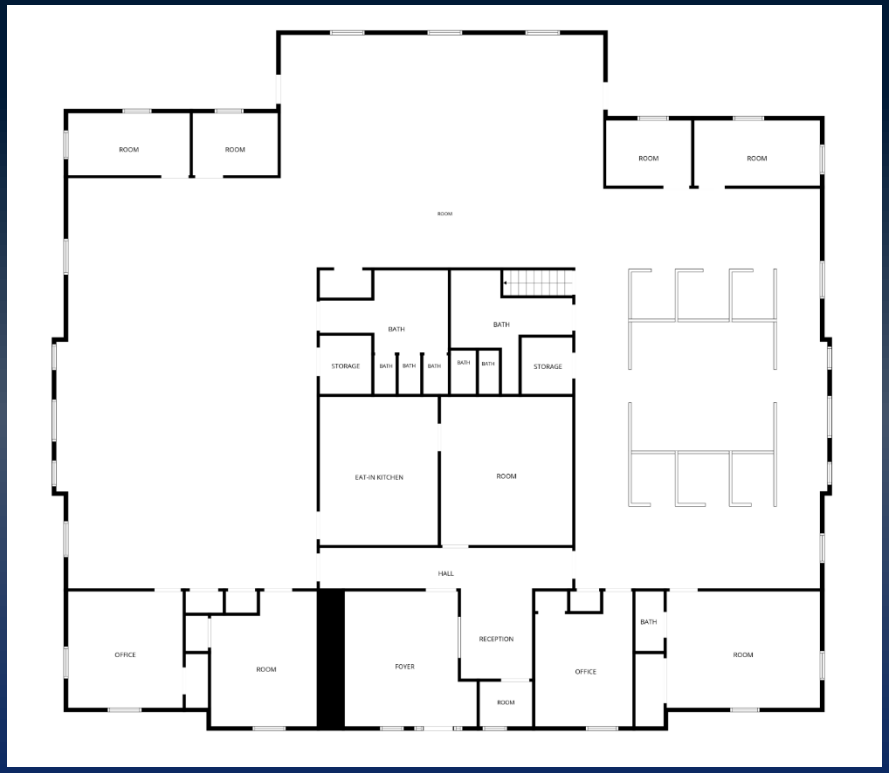


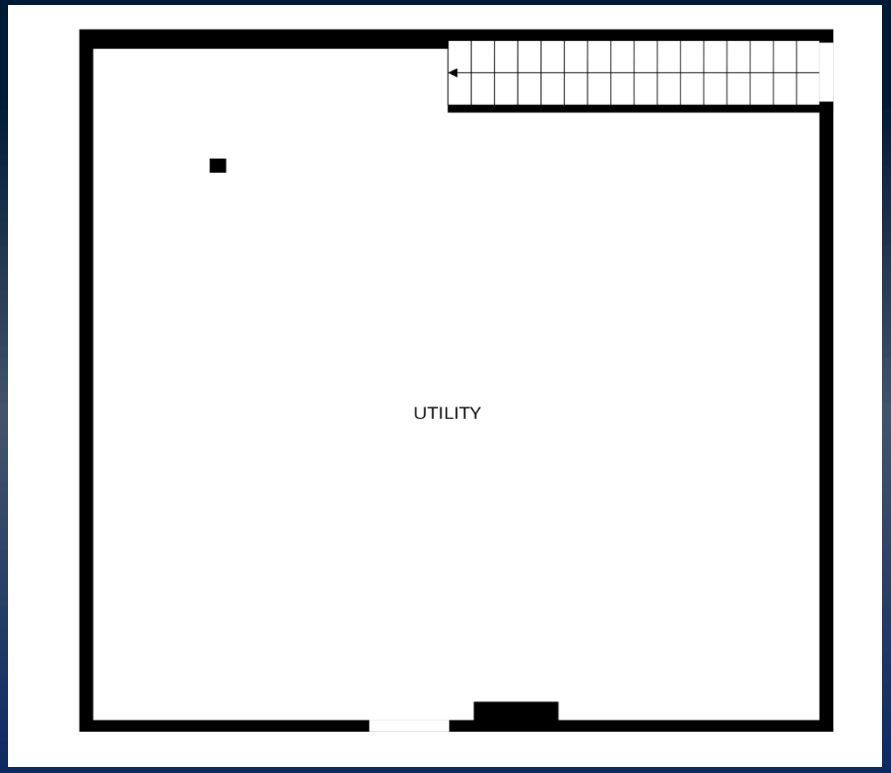


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Floor Plan





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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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