

FORMER CAR WASH & QUICK LUBE REDEVELOPMENT OPPORTUNITY

1201 RUSSELL PARKWAY, WARNER ROBINS, GA 31088



±5,713 SF | ±1.04 ACRE
ASKING PRICE: \$795,000



ADAM BAILEY C: 478.733.7961

ABAILEY@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

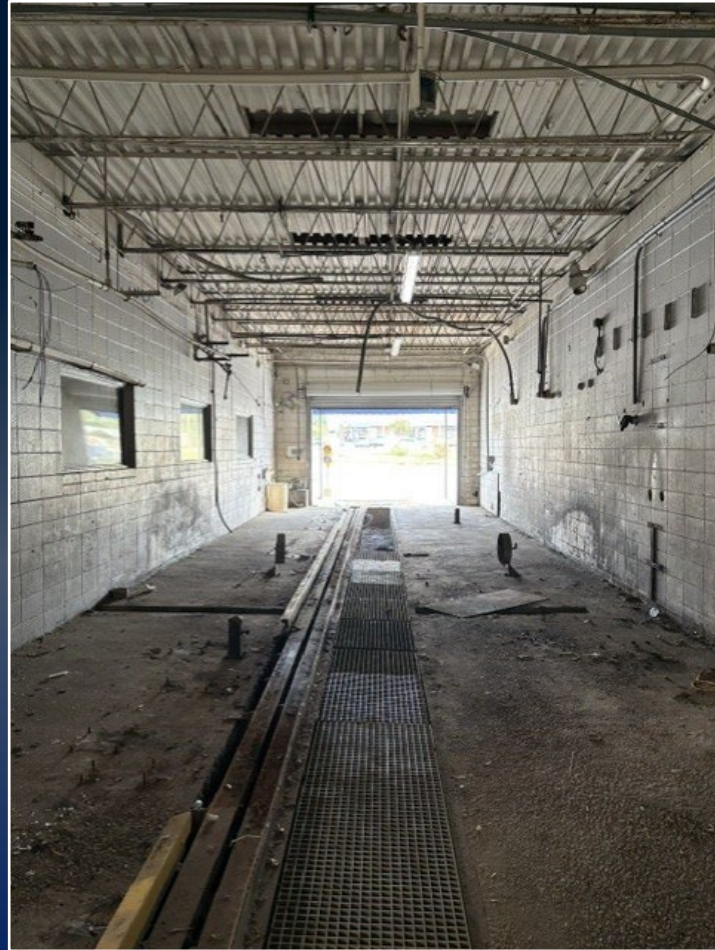
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- Two buildings totaling $\pm 5,713$ SF
 - Tunnel wash and office - $\pm 2,784$ SF
 - Oil lube and detail service - $\pm 2,929$ SF
- Situated on ± 1.04 acre
- Zoned C-2 (Commercial)
- Ample parking
- Approximately 115' of frontage on Russell Parkway
- Existing improvements provide a foundation for renovation, expansion, or redevelopment
- Positioned in a growing Houston County market with continued commercial and residential development
- Traffic Counts (GDOT 2025 Estimates)
Russell Parkway – 31,500 VPD



**1201 RUSSELL PARKWAY
WARNER ROBINS, GA 31088
HOUSTON COUNTY**



AERIAL MAP



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.

