

FOR SALE: 8.4 +/- acres
 Russell Pkwy
 Warner Robins, GA

The Bateman Group LLC.
 Commercial Real Estate
 Oliver C. Bateman III, Broker



- **Location:** 8.4 +/- acres on Russell Pkwy in Warner Robins, GA. Across the street from a Walmart Grocery, Zaxby's, CVS, and a car wash and beside a New Waffle House and McDonald's. Russell Pkwy is one of the main corridors into Warner Robins, GA
- **Utilities:** all utilities available on site
- **Zoning:** Commercial
- **Traffic:** 30,500 VPD (2018 data)
- **Info:** Property has 1,150 ft frontage on Russell Pkwy and 300 ft of Depth
- Owner will subdivide

	1 mile	3 miles	5 miles
Population	6,550	41,595	96,636
Median Household Income	\$86,203	\$73,569	\$65,034

\$250,000/acre

Oliver C. Bateman, III
 Office: 478-745-0008
 Fax: 478-745-0009
 Cell: 478-972-6043
 oliver@thebatemangroup.com
 2885 Walden Road
 Macon, GA 31216



www.thebatemangroup.com

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5 mile Radius Key Facts

KEY FACTS

96,636
 Population

36.2
 Median Age

2.6
 Average Household Size

\$65,034
 Median Household Income

EDUCATION

8%
 No High School Diploma

27%
 High School Graduate

37%
 Some College

27%
 Bachelor's/Grad/Prof Degree

BUSINESS

2,524
 Total Businesses

28,861
 Total Employees

EMPLOYMENT

64%
 White Collar

22%
 Blue Collar

14%
 Services

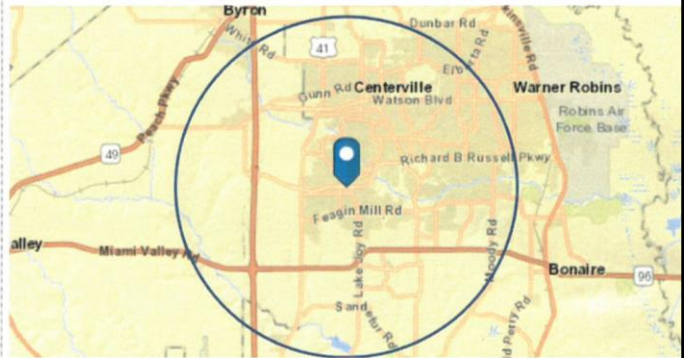
4.0%
 Unemployment Rate

INCOME

\$65,034
 Median Household Income

\$30,512
 Per Capita Income

\$119,970
 Median Net Worth



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