

For Sale

1.5 +/- acre Site Beside Zaxby's at I-75 and Hwy 247 Connector



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Commercial Real Estate

The above information is deemed reliable, but not guaranteed. It has been obtained from sources believed to be reliable; however, you are advised to verify this information through personal or professional inspections.

Property Overview

Location:	Property is located at Interstate 75 and Hwy 247 Connector on the Warner Robins, GA exit
Site:	1.5 +/- acres
Description:	Prime Commercial location adjacent to a Zaxby's Restaurant
Zoned:	Commercial
Utilities:	All available
PRICE:	\$700,000

Demographics

	1 mile	3 miles	5 miles
Population			
2000 Population	507	9,539	32,013
2010 Population	825	16,424	49,282
2015 Population	858	17,335	51,263
2020 Population	880	18,279	53,948
2000-2010 Annual Rate	4.99%	5.58%	4.41%
2010-2015 Annual Rate	0.75%	1.03%	0.75%
2015-2020 Annual Rate	0.51%	1.07%	1.03%
2015 Male Population	48.8%	48.6%	48.6%
2015 Female Population	51.2%	51.4%	51.4%
2015 Median Age	38.1	37.8	35.8

In the identified area, the current year population is 51,263. In 2010, the Census count in the area was 49,282. The rate of change since 2010 was 0.75% annually. The five-year projection for the population in the area is 53,948 representing a change of 1.03% annually from 2015 to 2020. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	66.7%	69.0%	66.1%
2015 Black Alone	26.0%	22.8%	23.7%
2015 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2015 Asian Alone	3.1%	3.6%	3.7%
2015 Pacific Islander Alone	0.0%	0.1%	0.1%
2015 Other Race	1.3%	1.4%	2.8%
2015 Two or More Races	2.7%	2.8%	3.2%
2015 Hispanic Origin (Any Race)	3.1%	4.6%	6.8%

Persons of Hispanic origin represent 6.8% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 56.8 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	202	3,421	11,683
2010 Households	364	6,381	18,776
2015 Total Households	386	6,797	19,713
2020 Total Households	398	7,188	20,804
2000-2010 Annual Rate	6.07%	6.43%	4.86%
2010-2015 Annual Rate	1.12%	1.21%	0.93%
2015-2020 Annual Rate	0.61%	1.12%	1.08%
2015 Average Household Size	2.22	2.55	2.60

The household count in this area has changed from 18,776 in 2010 to 19,713 in the current year, a change of 0.93% annually. The five-year projection of households is 20,804, a change of 1.08% annually from the current year total. Average household size is currently 2.60, compared to 2.62 in the year 2010. The number of families in the current year is 14,238 in the specified area.

Median Household Income

2015 Median Household Income	\$57,160	\$62,051	\$58,531
2020 Median Household Income	\$66,096	\$73,681	\$69,195
2015-2020 Annual Rate	2.95%	3.50%	3.40%

Average Household Income

2015 Average Household Income	\$65,039	\$69,601	\$68,044
2020 Average Household Income	\$74,299	\$78,311	\$76,930
2015-2020 Annual Rate	2.70%	2.39%	2.49%

Per Capita Income

2015 Per Capita Income	\$26,431	\$27,198	\$26,247
2020 Per Capita Income	\$30,353	\$30,689	\$29,756
2015-2020 Annual Rate	2.81%	2.44%	2.54%

Households by Income

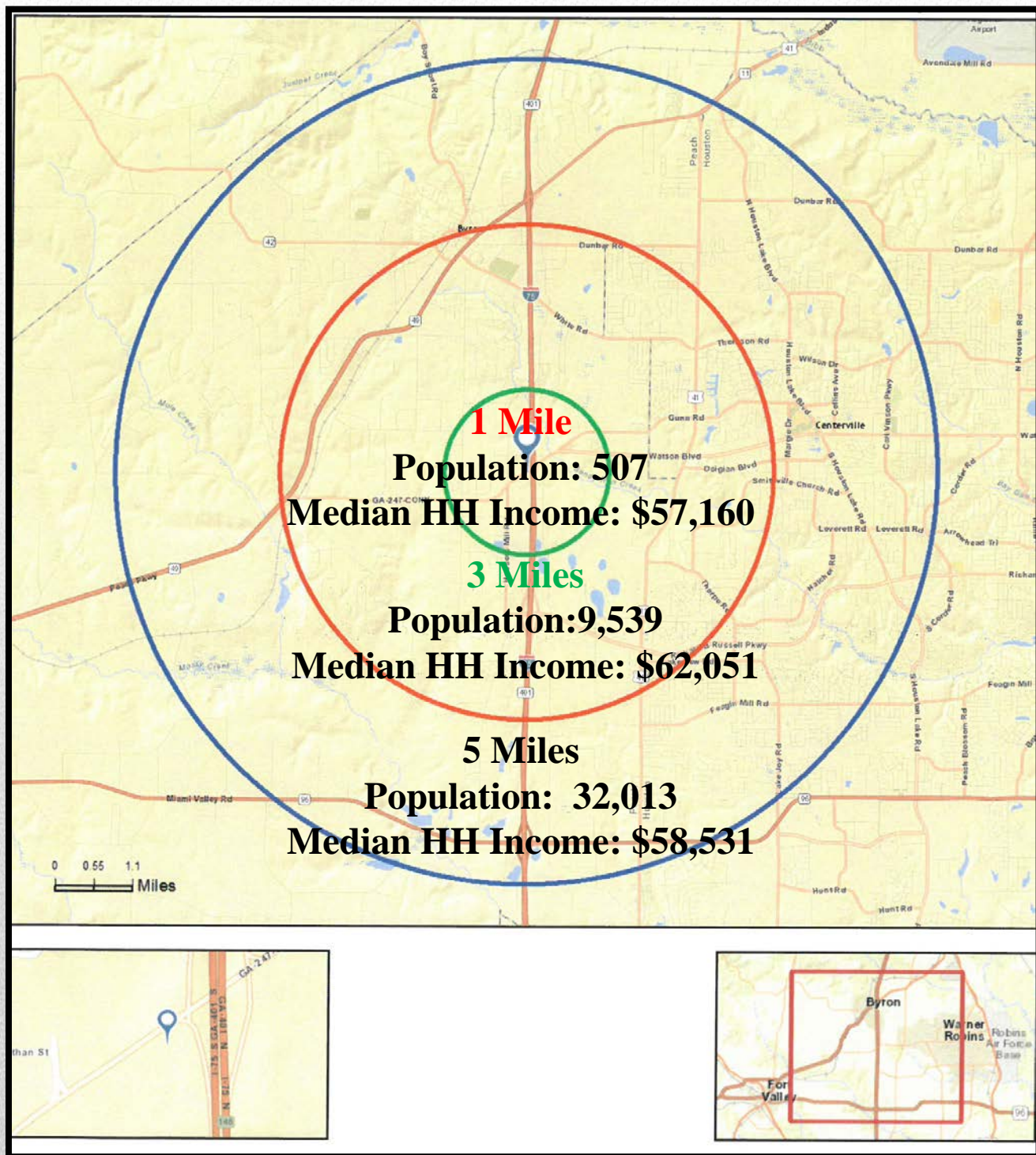
Current median household income is \$58,531 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$69,195 in five years, compared to \$60,683 for all U.S. households.

Current average household income is \$68,044 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$76,930 in five years, compared to \$84,910 for all U.S. households.

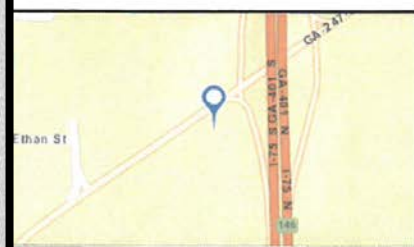
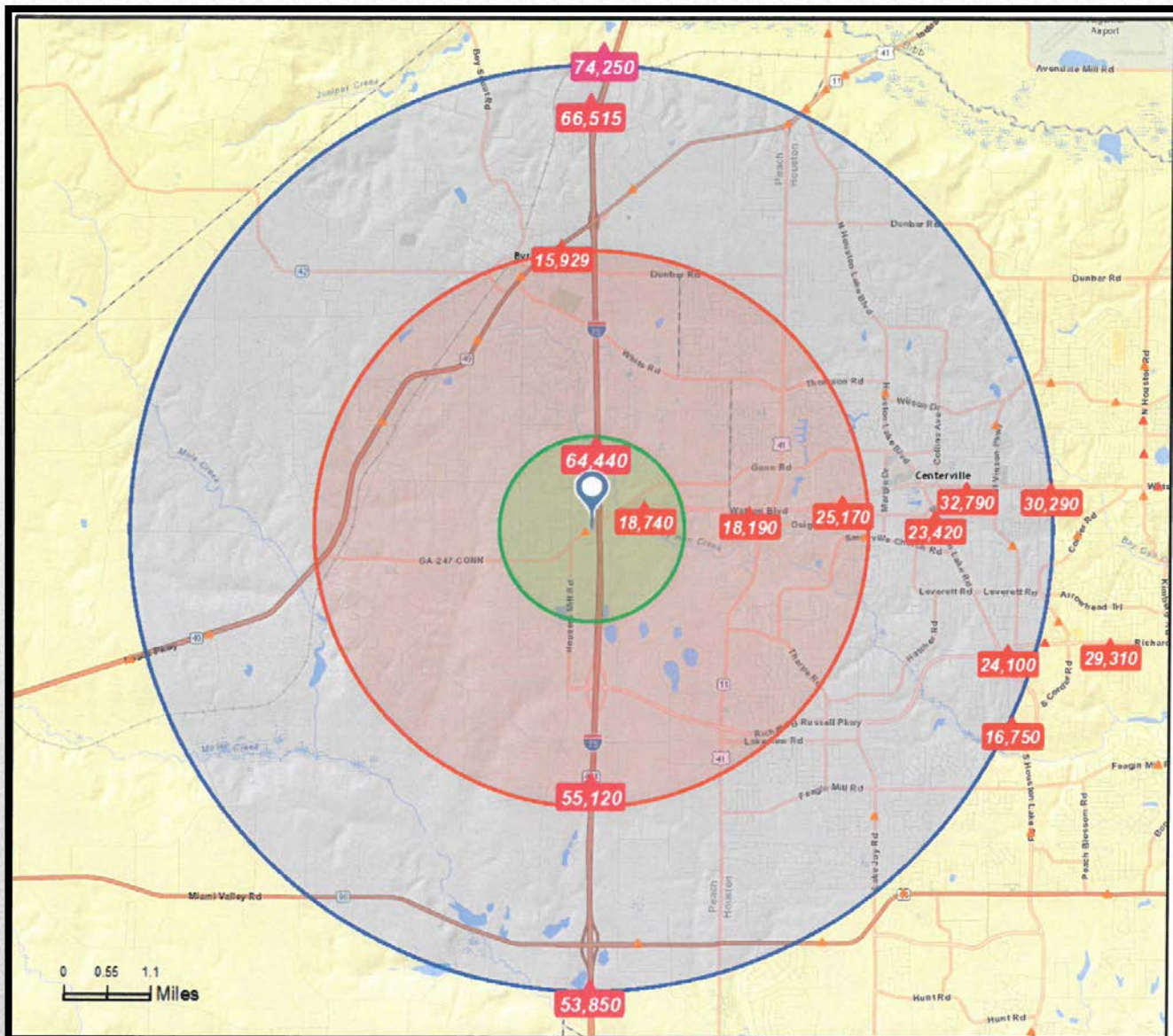
Current per capita income is \$26,247 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$29,756 in five years, compared to \$32,501 for all U.S. households.

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Demographics: 1, 3, 5 Miles



Traffic Count Map



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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