

FOR SALE: 2.67 +/- acres
 Hwy 41
 Warner Robins, GA

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



- **Location:** 2.67 +/- acres located just off Russell Pkwy adjacent to the Sunoco at Hwy 41 and Lakeview Road.
- **Utilities:** Available
- **Zoning:** Commercial
- **Traffic:** 7,690 VPD on Hwy 41(2016 data)
- **Topography:** Wooded

	1 mile	3 miles	5 miles
Population	4,669	26,794	75,291
Median Household Income	\$85,219	\$81,618	\$68,371

\$75,000/acre

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5 mile Radius Key Facts

KEY FACTS

75,291
 Population

35.9
 Median Age

2.7
 Average Household Size

\$68,371
 Median Household Income

EDUCATION

8%
 No High School Diploma

26%
 High School Graduate

37%
 Some College

28%
 Bachelor's/Grad/Prof Degree

BUSINESS

1,831
 Total Businesses

19,771
 Total Employees

EMPLOYMENT

65%
 White Collar

22%
 Blue Collar

14%
 Services

3.7%
 Unemployment Rate

INCOME

\$68,371
 Median Household Income

\$30,946
 Per Capita Income

\$127,483
 Median Net Worth



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