FOR SALE – Former Coffee Shop
102 South Armed Forces Boulevard
Warner Robins, GA 31088

FICKLING & COMPANY

REDUCED PRICE: $715,000

~~SALE PRICE: $735,000~~

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address:	102 South Armed Forces Boulevard Warner Robins, GA 31088
County:	Houston
Total Size:	2,583 SF
Utilities:	All available
Parking:	Available in front and side of building
Traffic Count:	Highway 247 – 12,968 VPD Watson Boulevard – 15,692 VPD
Frontage:	151'± ft on Highway 247

SITE

Site Size:	0.36 Acres
Parcel ID:	0W03AC 08A000
Zoning:	Commercial

REDUCED PRICE: $715,000
~~**SALE PRICE: $735,000**~~

Demographics 2024	5 Miles	7 Miles	10 Miles
Population	73,481	119,712	166,614
Avg HH Income	$83,740	$96,748	$103,855
Median Age	35.0	35.6	36.3

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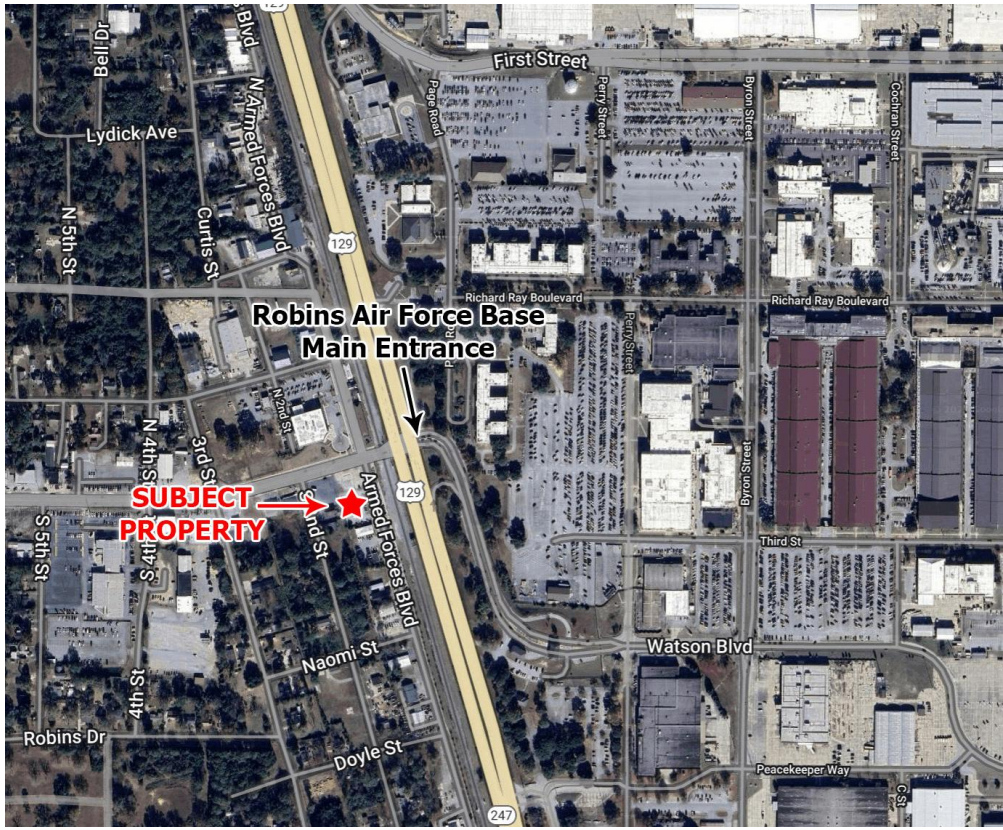
AREA INFORMATION

NOTES

2,583 SF stand alone former coffee shop. Would be an ideal location for another coffee shop, bakery, or restaurant. Building is drive thru capable. Situated on .36 acres with parking available in front and side of building. Property offers signage and great visibility on Highway 247.

LOCATION

Located on the heavily trafficked Highway 247 directly across from the main entrance to Robins Air Force Base, which currently has 22,000 employees (civilians, contractors, and military). Other neighbors include Warner Robins Police Department, Georgia Military College Warner Robins Campus, Five Star Chevrolet GMC, Budget Car Rentals, NAPA Auto Parts, Museum of Aviation, and many more government, professional, and industrial businesses.



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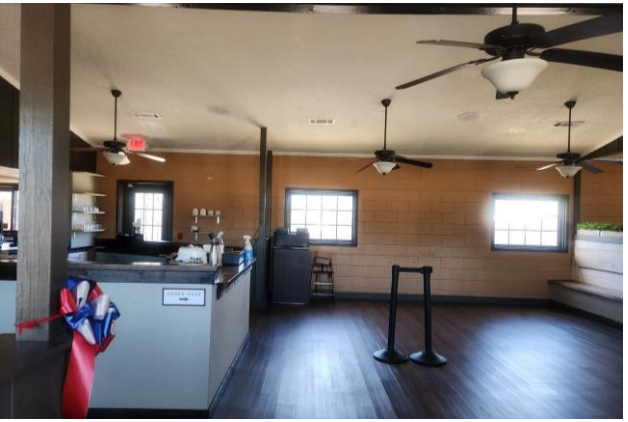

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Summary | Area Info | Photos | Aerial | Site Map

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