

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



Summary

Area Info

Photos

Aerial

Site Map



REDUCED PRICE: \$715,000.00 | ~~SALE PRICE: \$735,000.00~~
OWNER WILL CONSIDER ALL OFFERS

CONTACT

Wendy H Pierce, RPA
478-746-9421 Office
478-335-1254 Cell
wpierce@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

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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
OWNER WILL CONSIDER ALL OFFERS

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

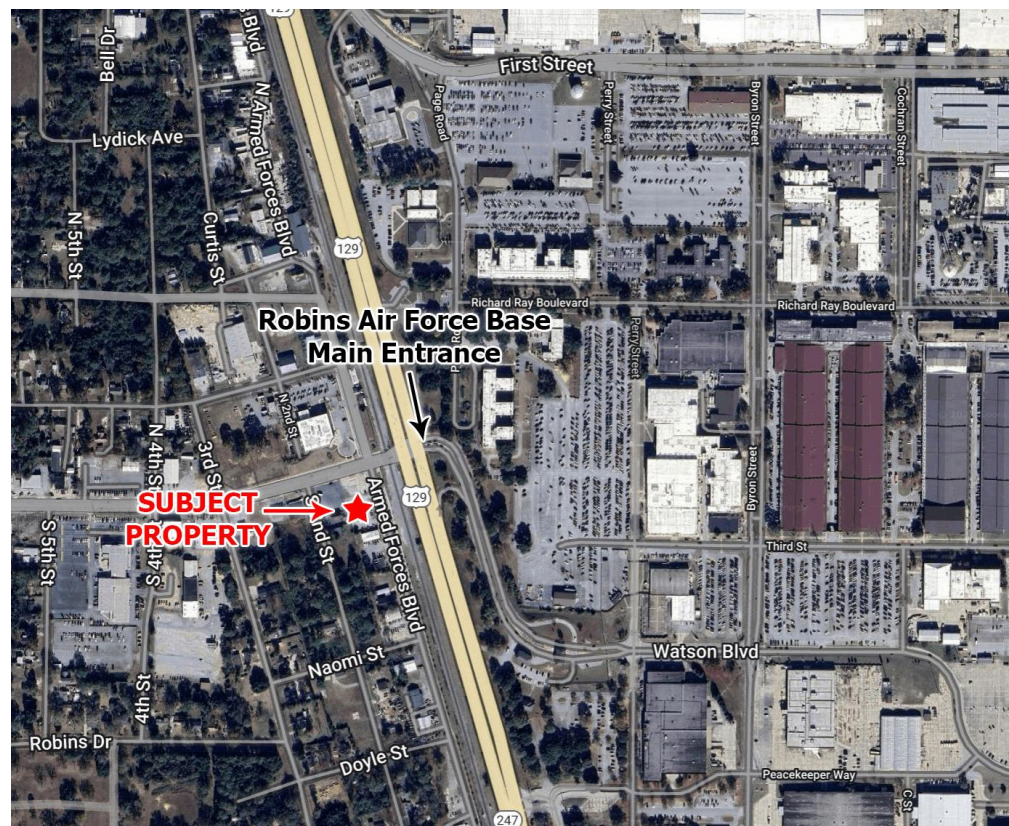
NOTES

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 0.36 acres with parking available in front and side of building. Property offers signage and great visibility on Highway 247.

Due to its proximity to the Air Force Base, this property is situated in both the Federal HUB Zone and Military Zone, and can qualify for contracting benefits and tax credits from each program.

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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