

# OFFICE SPACE FOR SALE

2505 Moody Road  
Warner Robins, GA 31088



**FICKLING  
& COMPANY**  
A Full Service Real Estate Company  
[commercial.fickling.com](http://commercial.fickling.com)



**Lot Size:** .30 acres  
**Building Size:** 3,180 sf  
**Built:** 1985  
**Zoning:** C-2  
**Utilities:** All utilities available  
**Neighbors:** Second Baptist Church of Warner Robins, Majestic Frames, ETC Computers, Lucky's Boutique, My Father's Place

#### Notes:

- The office building can be a single tenant building or a duplex. (See floorplan)
- Building features multiple offices, restrooms, conference rooms.
- Floorplan can be changed as most interior walls are not load bearing walls.
- Building is located on Moody Road just south of the Russell Pkwy/ Moody Road intersection.
- New roof was added in 2012.

#### 2018 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	4,867	43,843	101,354
<b>Median Age</b>	36.4	34.6	34.6
<b>Average HH Income</b>	\$75,357	\$72,357	\$71,475

~~**Sale Price: \$225,000**~~

**REDUCED PRICE: \$199,000**

**FOR MORE  
INFORMATION  
CONTACT**

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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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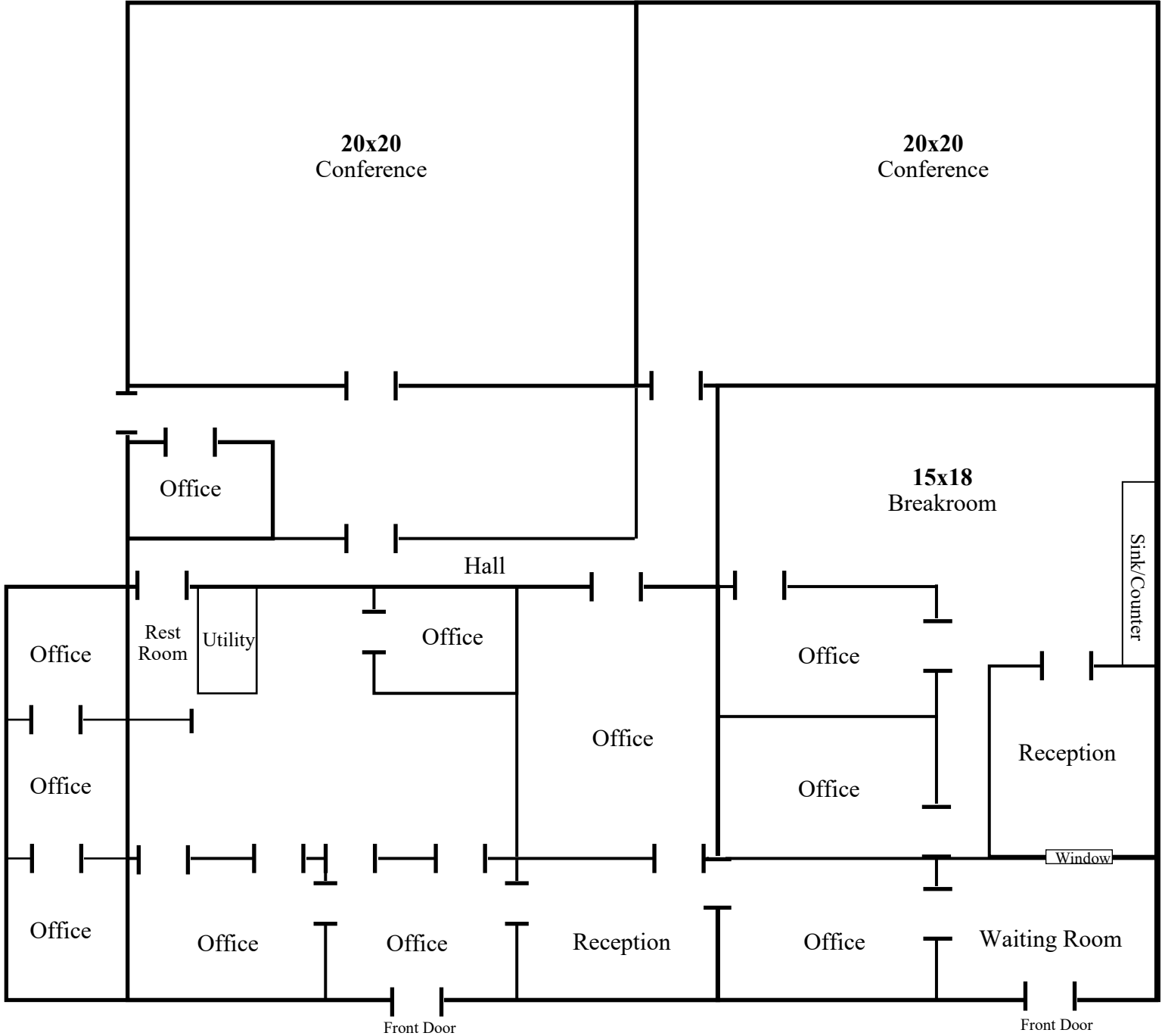
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## Floor Plan



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