

1220 Russell Parkway  
Warner Robins, GA 31088  
Houston County

~~\$879,000~~ \$849,000  
INVESTMENT PROPERTY



Excellent high traffic location near the intersection of Russell Parkway and Corder Road. Convenient to Robins Air Force Base.

## PARKWAY CENTRAL STRIP CENTER

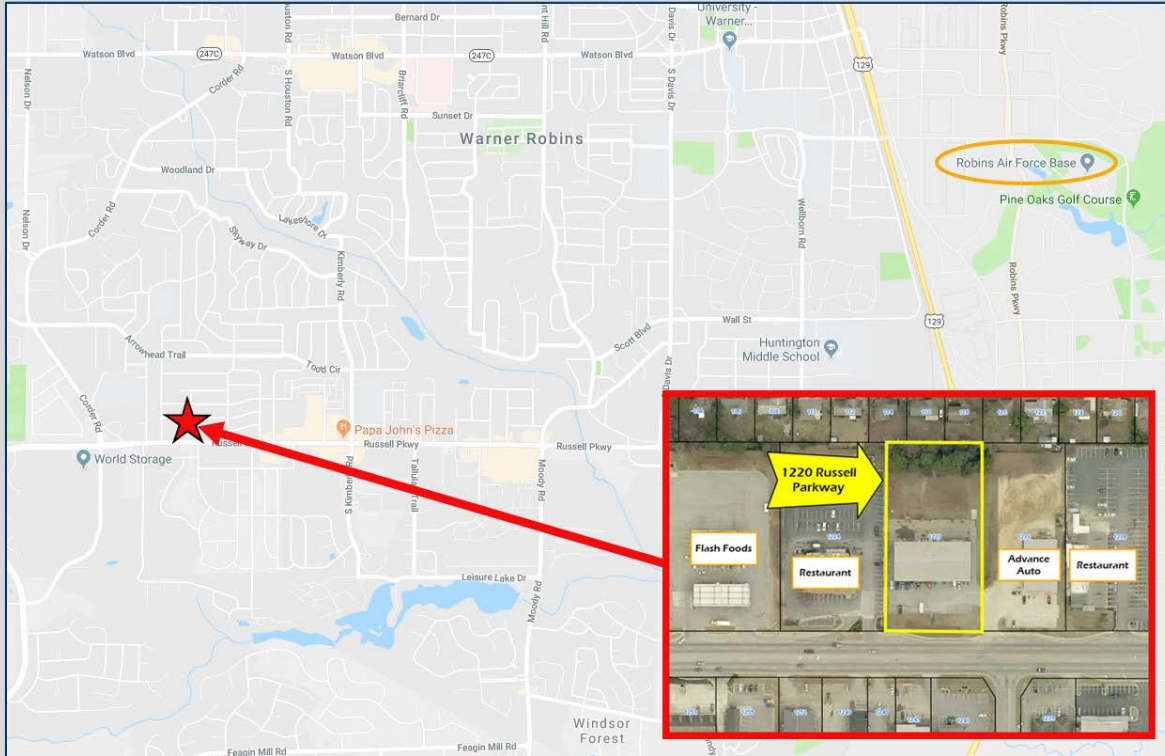
- 9,750 SF building situated on large 1.62 acres lot (possible room for expansion)
- **100% leased**
- Gross annual income \$85,200 (detailed income information available with signed confidentiality agreement)
- Approximate cap rate 8%
- Priced below tax value
- Building dimensions 150' x 65'
- Built 2001
- Zoned C-2 (Commercial)
- Traffic Count (GDOT 2016 Published Data estimate):
  - Russell Parkway – 34,000 vpd



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