

FOR SALE

RUSSELL PARKWAY & LAKE JOY ROAD

Warner Robins, GA 31088

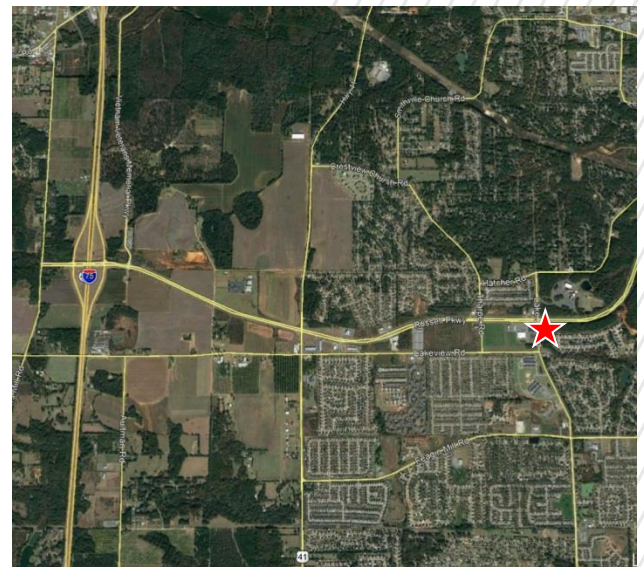


PROPERTY HIGHLIGHTS

Property located at signalized intersection on southeast corner of Richard B. Russell Parkway and Lake Joy Road. Tract is 2.06 acres and located in an emerging retail area with high traffic and visibility.

| | |
|-----------------------|------------|
| BUILDING SF | N/A |
| LAND SF | 89,734 |
| YEAR BUILT | N/A |
| PARKING | N/A |
| TRAFFIC COUNTS | 21,300 VPD |

| | |
|----------------------|----------|
| SIGNAGE TYPE | None |
| 3-MILE (POP.) | 45,622 |
| 5-MILE (POP.) | 100,138 |
| MED. INCOME | \$61,813 |
| SPACE USE | TBD |



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ADDITIONAL INFORMATION

Property has high visibility and traffic near Wal-Mart, Zaxby's, McDonalds, Waffle House and CVS. Ideal for strip center and shops, or other retail development. With 2.06 acres, could easily be a two-user parcel.



LEGAL INFORMATION

| | |
|----------------------|----------------|
| TAX PARCEL ID | 0W1200 0500000 |
| 2020 RE TAXES | \$6,841.67 |
| ZONING | Commercial |

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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