



**FOR SALE  
OR LEASE**



EBERHARDT & BARRY INC.

**DAYCARE INCLUDING FURNITURE, FIXTURES & EQUIPMENT**



**4,700± Square Foot Building  
.49± Acres**

**2294 Moody Road  
Warner Robins, Houston County, Georgia 31088**

**SALES PRICE: \$225,000  
LEASE RATE: \$2,700 PER MONTH, NNN**

**FOR MORE DETAILS CONTACT:**

Created 1/3/17

**ARTHUR P BARRY III - EXCLUSIVE AGENT**  
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Coldwell Banker Commercial Eberhardt & Barry Inc.  
[www.coldwellbankercommercialeb.com](http://www.coldwellbankercommercialeb.com)

**Main** 478-746-8171 **Toll Free** 800-926-0990  
**Fax** 478-746-1362 **Cell** 478-731-8000

990 Riverside Drive  
Macon, GA 31201

<b>BUILDING INFORMATION:</b>	<ul style="list-style-type: none"> <li>4,700± SF Single Story Building</li> <li>- Capacity 102 children</li> </ul>
<b>DAYCARE EQUIPMENT:</b>	All items seen in attached photos to be included in the sale.
<b>LAND AREA:</b>	<ul style="list-style-type: none"> <li>.49± Acres - 105' frontage X 205' depth</li> <li>Two curb cuts onto Moody Road</li> </ul>
<b>TOPOGRAPHY:</b>	Level at street grade
<b>YEAR BUILT:</b>	1978
<b>WALLS:</b>	<ul style="list-style-type: none"> <li>Exterior: Brick</li> <li>Interior: Sheetrock</li> </ul>
<b>LIGHTING:</b>	Fluorescent
<b>SECURITY SYSTEM:</b>	New smoke / fire / burglar alarm; (16) digital cameras & monitor/recording system allowing off-site monitoring.
<b>FLOORS:</b>	Concrete covered with tile, vinyl or carpet
<b>ROOF:</b>	New roof installed 2006 - 60-MIL TPO
<b>PLUMBING:</b>	<ul style="list-style-type: none"> <li>One single fixture adult restroom</li> <li>Four (4) youth sized restrooms</li> </ul>
<b>HVAC:</b>	One Carrier Model 50TCQA07AZAS 6-Ton Heat Pump installed July 2012
<b>PLAYGROUNDS:</b>	Two (2) modern playground areas.
<b>PARKING:</b>	Asphalt paved parking for eight (8) vehicles
<b>TRAFFIC COUNT:</b>	15,000 Vehicles Per Day on Moody Road
<b>ZONING:</b>	C2
<b>UTILITIES:</b>	All utilities available to site
<b>2016 Tax Bill:</b>	\$1,790





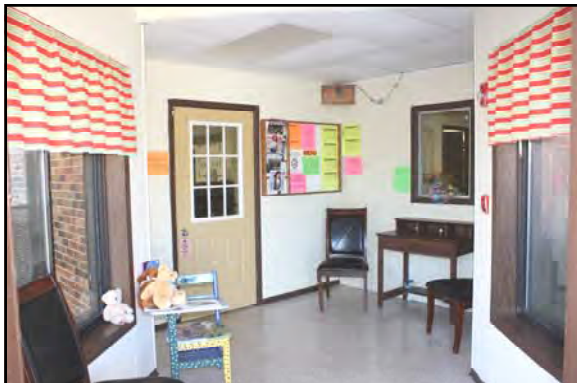
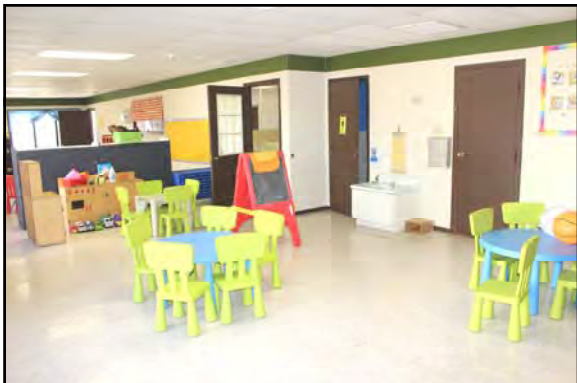
**2294 Moody Road - Warner Robins, GA 31088 / PROPERTY PHOTOS**

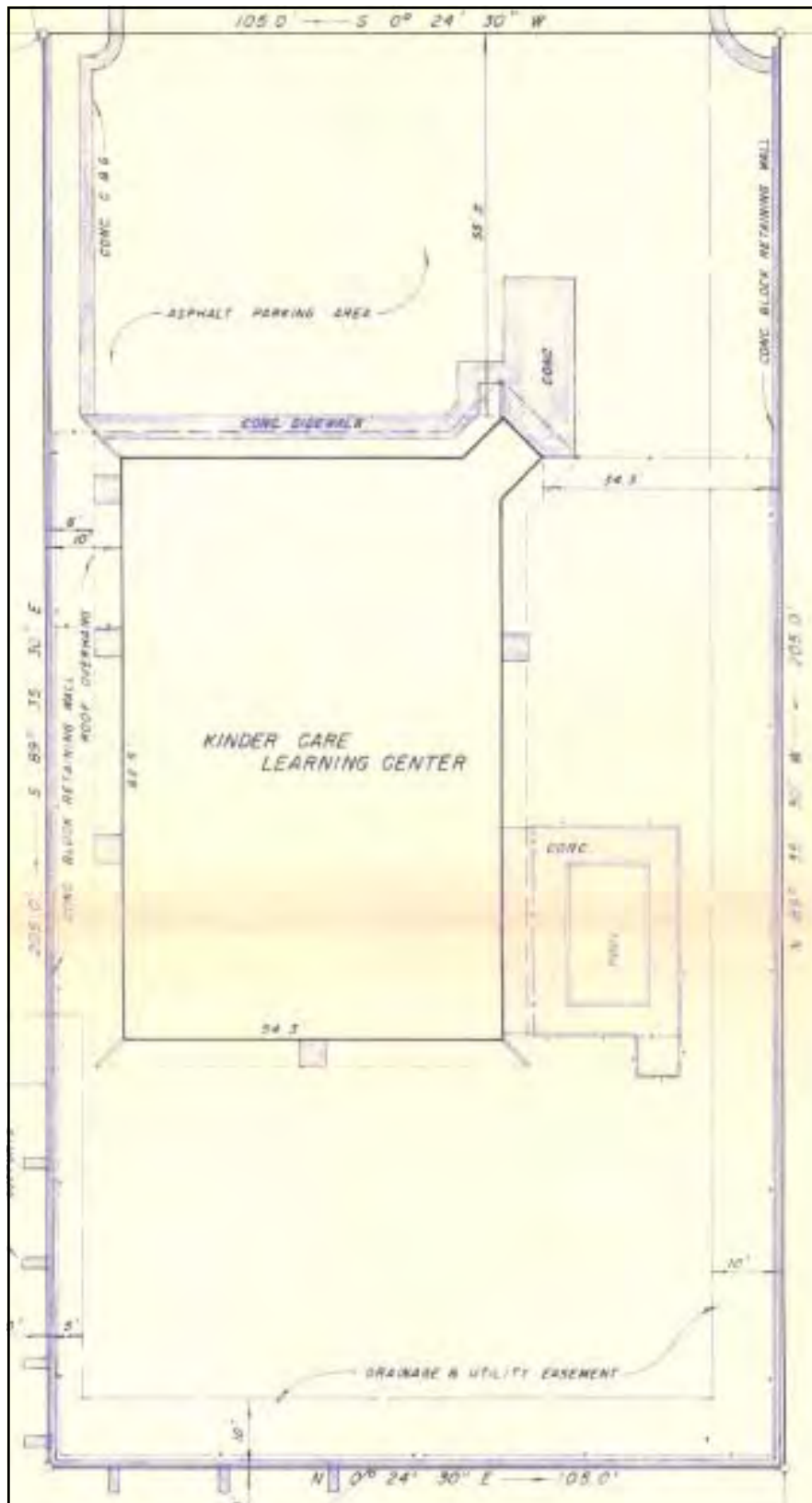






**2294 Moody Road - Warner Robins, GA 31088 / PROPERTY PHOTOS**

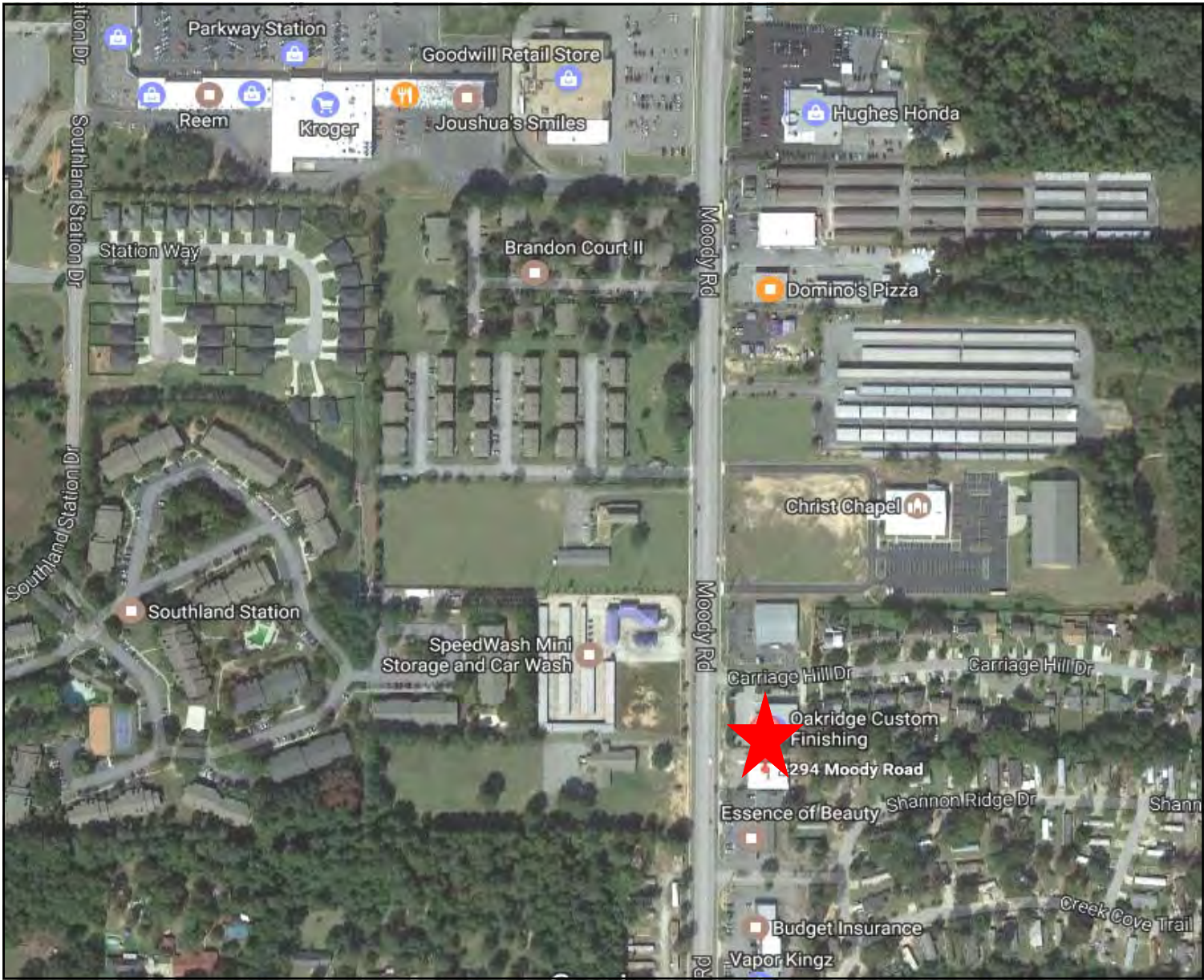








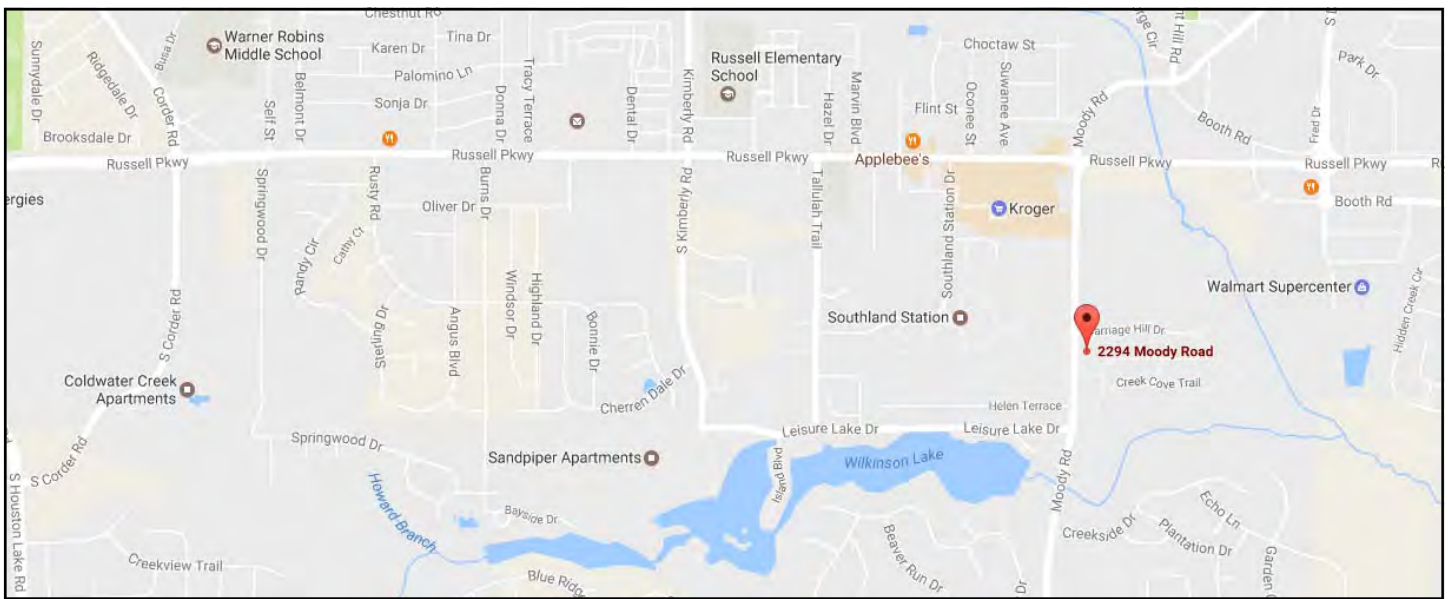
**2294 Moody Road - Warner Robins, GA 31088 / AERIAL VIEW**







**2294 Moody Road - Warner Robins, GA 31088 / MAPS**







# Demographic and Income Profile

Houston County, GA  
Geography: County

Prepared by Esri

Summary	Census 2010	2016	2021
Population	139,900	150,339	159,747
Households	53,051	56,518	59,814
Families	37,874	39,996	42,126
Average Household Size	2.61	2.63	2.64
Owner Occupied Housing Units	35,364	35,427	37,401
Renter Occupied Housing Units	17,687	21,091	22,413
Median Age	34.5	35.4	36.1
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.22%	1.02%	0.84%
Households	1.14%	0.96%	0.79%
Families	1.04%	0.87%	0.72%
Owner HHs	1.09%	0.93%	0.73%
Median Household Income	2.68%	2.34%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	6,369	11.3%	6,712	11.2%
\$15,000 - \$24,999	4,963	8.8%	4,921	8.2%
\$25,000 - \$34,999	5,589	9.9%	6,007	10.0%
\$35,000 - \$49,999	8,210	14.5%	5,066	8.5%
\$50,000 - \$74,999	10,597	18.7%	11,520	19.3%
\$75,000 - \$99,999	8,933	15.8%	10,696	17.9%
\$100,000 - \$149,999	7,882	13.9%	10,012	16.7%
\$150,000 - \$199,999	2,380	4.2%	2,985	5.0%
\$200,000+	1,595	2.8%	1,895	3.2%
Median Household Income	\$55,443		\$63,266	
Average Household Income	\$70,199		\$77,349	
Per Capita Income	\$26,766		\$29,315	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,211	7.3%	10,319	6.9%	10,897	6.8%
5 - 9	10,345	7.4%	10,341	6.9%	10,725	6.7%
10 - 14	10,279	7.3%	10,446	6.9%	10,897	6.8%
15 - 19	10,563	7.6%	9,785	6.5%	10,195	6.4%
20 - 24	9,426	6.7%	10,469	7.0%	9,452	5.9%
25 - 34	19,992	14.3%	22,927	15.3%	24,989	15.6%
35 - 44	18,918	13.5%	19,496	13.0%	22,453	14.1%
45 - 54	21,205	15.2%	20,299	13.5%	18,552	11.6%
55 - 64	14,390	10.3%	17,918	11.9%	19,662	12.3%
65 - 74	8,463	6.0%	11,021	7.3%	13,389	8.4%
75 - 84	4,706	3.4%	5,568	3.7%	6,459	4.0%
85+	1,402	1.0%	1,750	1.2%	2,077	1.3%

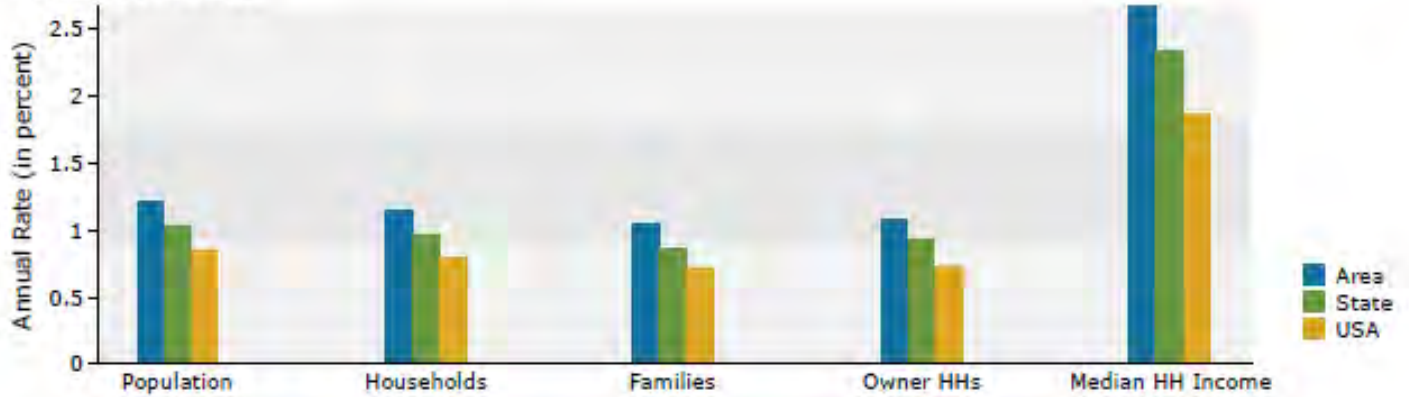
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	88,626	63.3%	90,295	60.1%	91,486	57.3%
Black Alone	39,998	28.6%	46,015	30.6%	51,470	32.2%
American Indian Alone	475	0.3%	504	0.3%	523	0.3%
Asian Alone	3,403	2.4%	4,328	2.9%	5,294	3.3%
Pacific Islander Alone	185	0.1%	247	0.2%	294	0.2%
Some Other Race Alone	3,360	2.4%	4,076	2.7%	4,689	2.9%
Two or More Races	3,853	2.8%	4,874	3.2%	5,991	3.8%
Hispanic Origin (Any Race)	8,515	6.1%	10,321	6.9%	12,195	7.6%

Data Note: Income is expressed in current dollars.

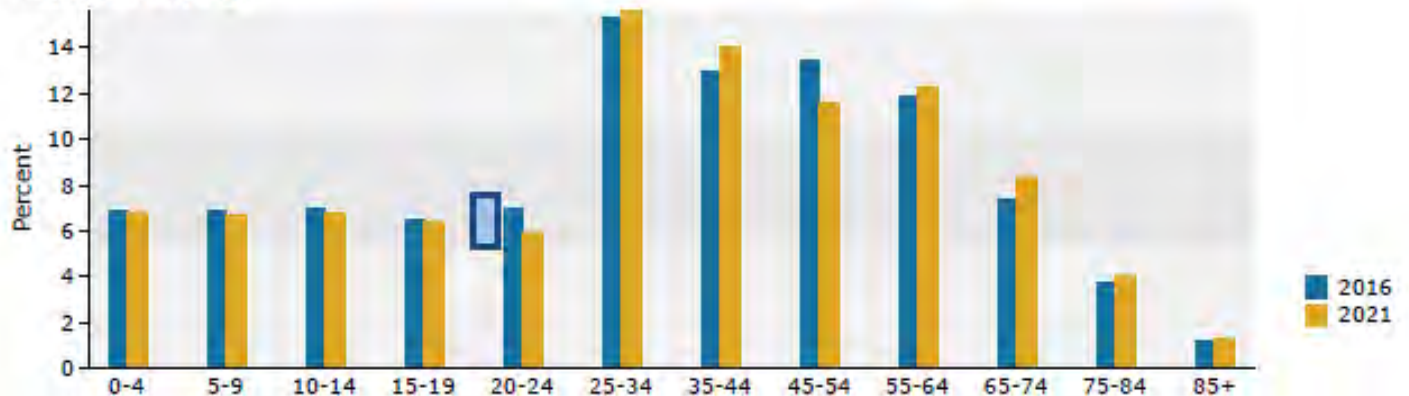
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



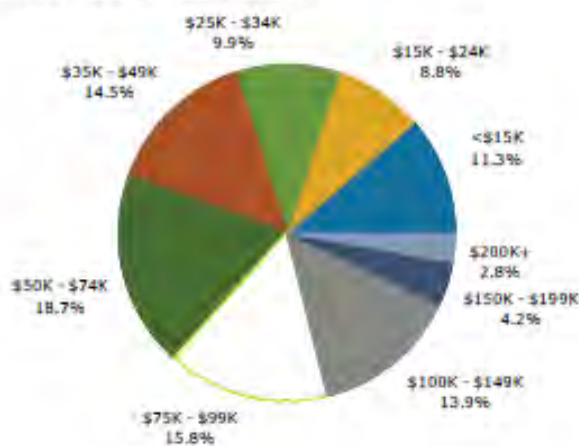
## Trends 2016-2021



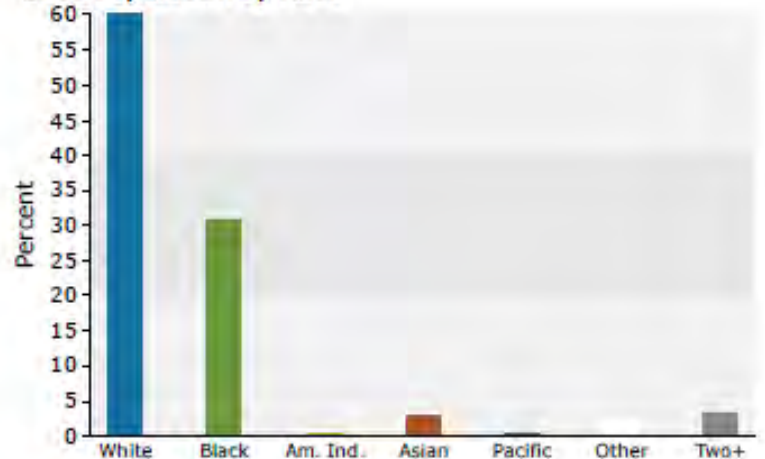
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 6.9%