

AVAILABLE FOR SALE OR LEASE

**102 Lois Drive
Warner Robins, GA 31092**



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



SALE PRICE: \$395,000.00 | LEASE PRICE: \$14.00/SF NNN

CONTACT

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This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

PROPERTY INFORMATION


BUILDING	
Property Address:	102 Lois Drive Warner Robins, GA 31092
County:	Houston
Total Size:	2,212 SF
Year Built:	1958, renovated 1992
Utilities:	All Available
Parking:	Ample, front & rear
Traffic Count:	25,500 VPD – Watson Boulevard

SITE			
Site Size:	0.34 Acres		
Parcel ID:	0W038J 002000		
Zoning:	C-2		
Demographics 2024	1 Mile	3 Miles	5 Miles
Population	9,705	56,772	97,905
Avg HH Income	\$77,408	\$74,301	\$88,066
Median Age	34.4	34.4	35.5

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This former insurance office property is $\pm 2,212$ SF, with ample paved parking in front and rear and prominent exterior signage. Interior layout includes four (4) offices, conference room, lobby/reception, kitchen, and two (2) restrooms. In 2024, owner installed a new roof, painted the exterior, had the asphalt drive and parking repaved, and had the landscape redesigned. Excellent for multiple professional office uses.

LOCATION

Located in the heart of the professional/medical corridor in Warner Robins, this property neighbors multiple medical and professional office buildings, including Houston Healthcare Warner Robins hospital, Houston EMS, LabCorp, Firestone, Badcock Furniture, and Phillips Furniture, as well as retail spaces and local and national restaurant locations. Site is also less than 3 miles from Robins Air Force Base and the Galleria Mall.



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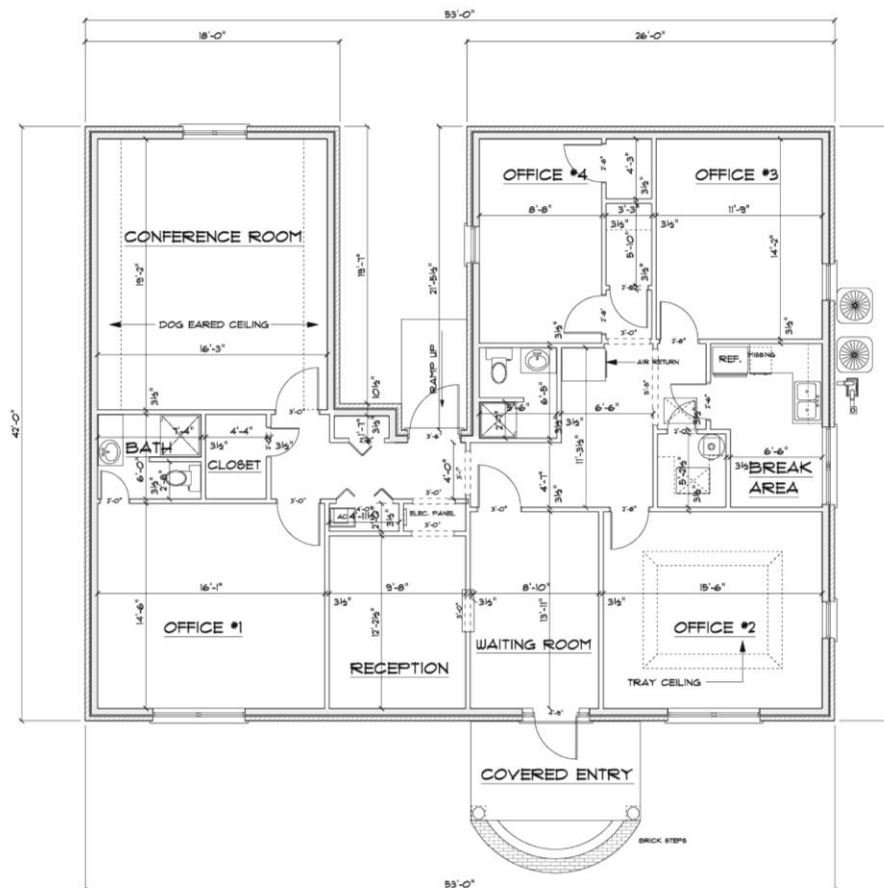
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*All measurements and all calculations of area are approximate and not guaranteed

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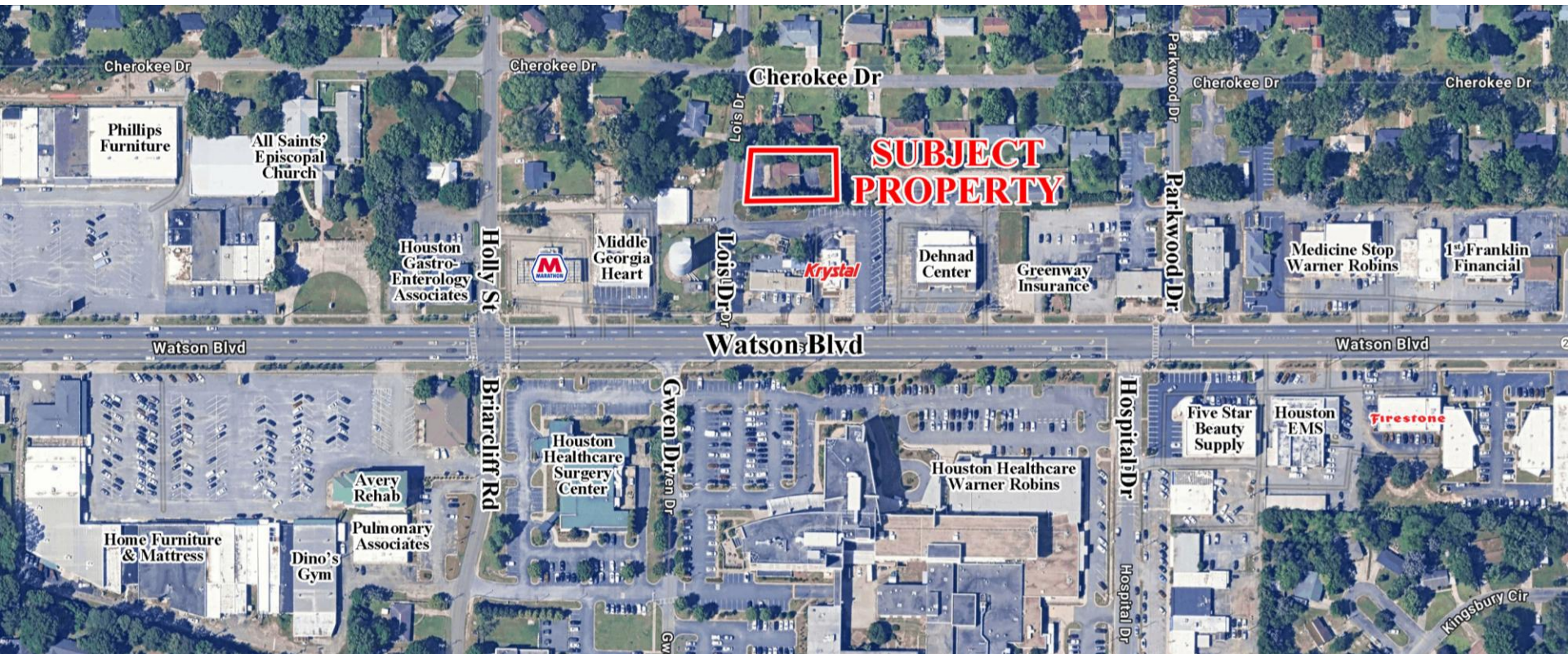
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