

Medical Office For Lease
237 Smithville Church Road
Warner Robins, GA 31088



Summary

Area Info

Floor Plan

Aerial

Site Map



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 237 Smithville Church Road
Warner Robins, GA 31088

County: Houston

Total Size: 5,000 SF

Available: Suite 100 – 2,550 SF
Available January 2025

Utilities: All available

Parking: Paved, onsite

Traffic Count: 26,800 VPD - S Houston Lake Rd

SITE

Site Size: 0.51 Acres

Parcel ID: 0W78D0 197000

Zoning: M-2

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	5,405	53,427	118,285
Avg HH Income	\$61,353	\$88,918	\$90,933
Median Age	35.1	35.3	35.5

Lease Rate: \$16.00/SF Base Rent

Plus est. \$2.50/SF CAM, Taxes, Insurance

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Suite 100 in this two-tenant building will be available January 2025!

Suite is 2,550 SF and has reception area, waiting room, three exam rooms, two offices (one with private restroom), one procedure room, one room that could function as either an exam room or an office, lab area, supply closet, data/telecom closet, break room, and two restrooms.

Located on Smithville Church Road in the Advance Technology Park, surrounded by medical and professional offices.



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Summary

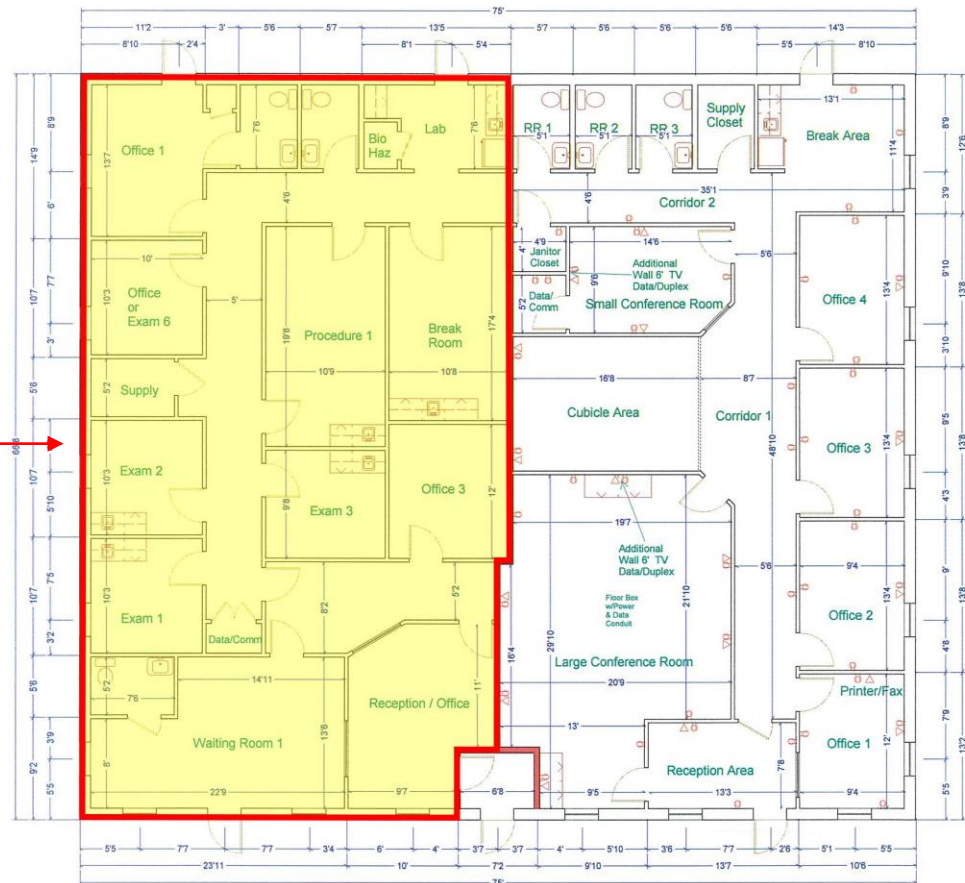
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Suite 100
2,550 SF
Available
January 2025



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

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AERIAL



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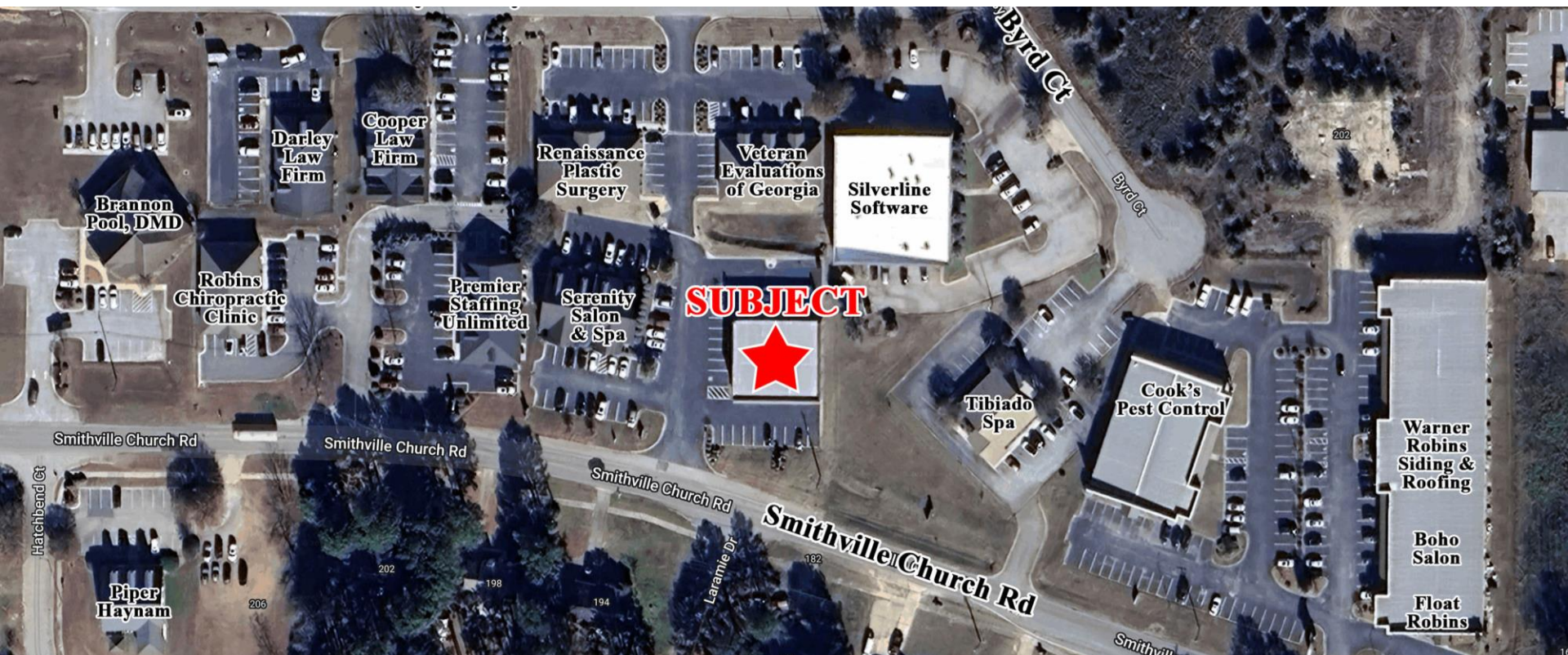
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SITE MAP



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