

# OFFICE SPACE FOR LEASE

349 Margie Drive  
Warner Robins, GA 31088



Summary

Area Info

Photos

Floor Plans

Aerial

# MOVE IN SPECIAL!



## REDUCED LEASE PRICE: \$10.00/PSF | Plus Utilities

Landlord pays Taxes & Insurance

### CONTACT

**Patty Burns, CCIM, ALC**  
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## PROPERTY INFORMATION

### BUILDING

<b>Property Address:</b>	349 Margie Drive Warner Robins, GA 31088
<b>County:</b>	Houston
<b>Available:</b>	2,167 SF – Upper Level
<b>Building Size:</b>	12,094 SF – 2 Story
<b>Year Built:</b>	2006
<b>Traffic:</b>	High traffic area
<b>Utilities:</b>	All utilities available
<b>Parking:</b>	42 Spaces
<b>Frontage:</b>	206' on Margie Drive
<b>Depth:</b>	251' on Smithville Church Road

### SITE

<b>Site Size:</b>	1.1 Acres (Corner Lot)
<b>Parcel ID:</b>	0W78D0 130000
<b>Zoning:</b>	C-2 General Commercial
<b>Traffic:</b>	Margie Drive – 8,274 Smithville Church Road – 8,094 Watson Blvd – 17,508

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Demographics 2023	1 Mile	3 Miles	5 Miles
Population	4,782	50,921	113,126
Avg HH Income	\$69,296	\$93,027	\$96,588
Median Age	35.6	35.9	35.6

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### NOTES

Space has a reception area, conference room, 5 offices, storage, and 2 restrooms. Monument Sign in front of building. Ideal for professional use such as law firm, medical, insurance, or government office.

### LOCATION

Convenient to Houston Lake Road and Watson Boulevard corridor. Also convenient to restaurants, retail, hotels and medical and office spaces.



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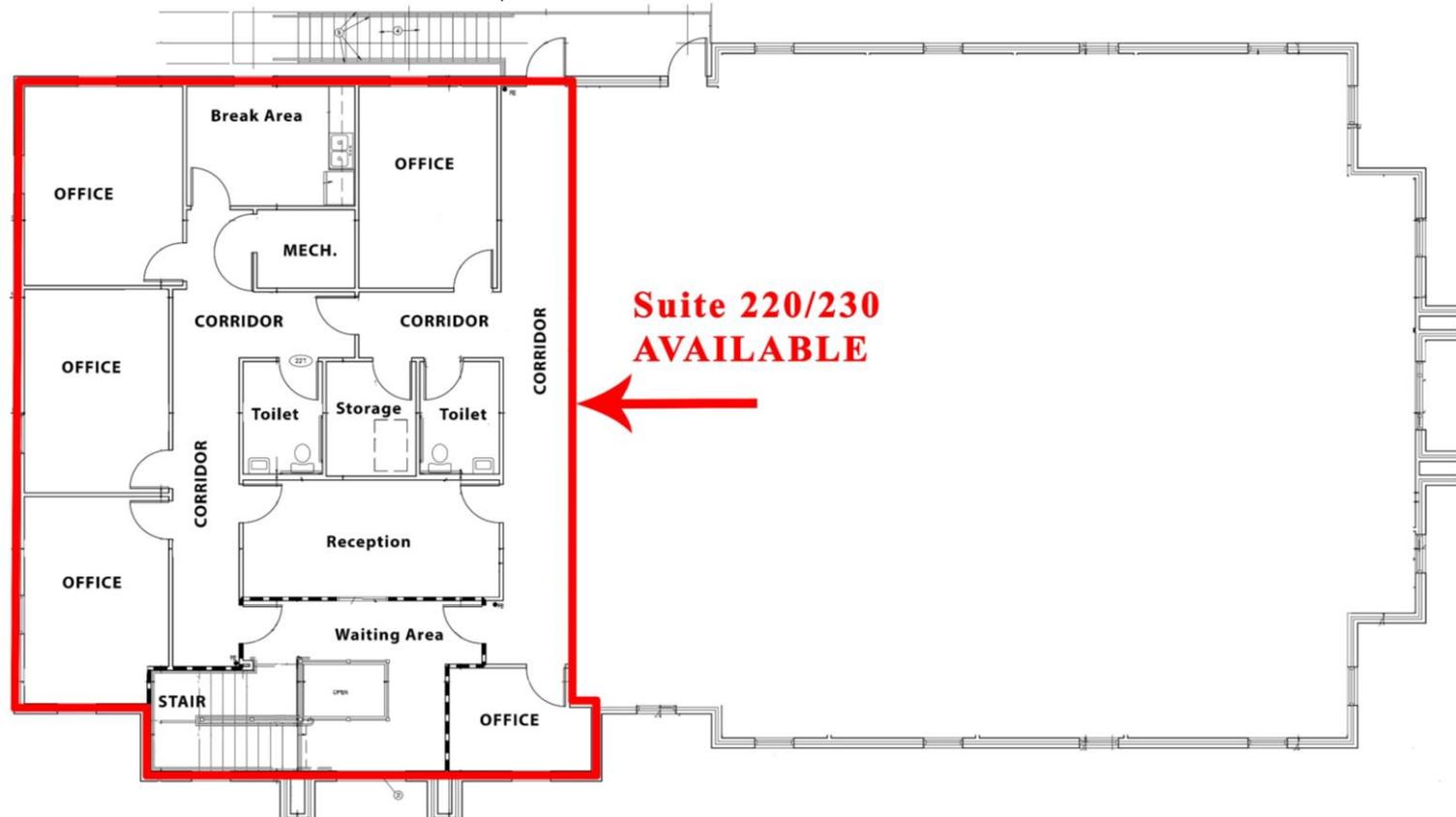
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## 2,167 SF VACANT FLOOR PLAN



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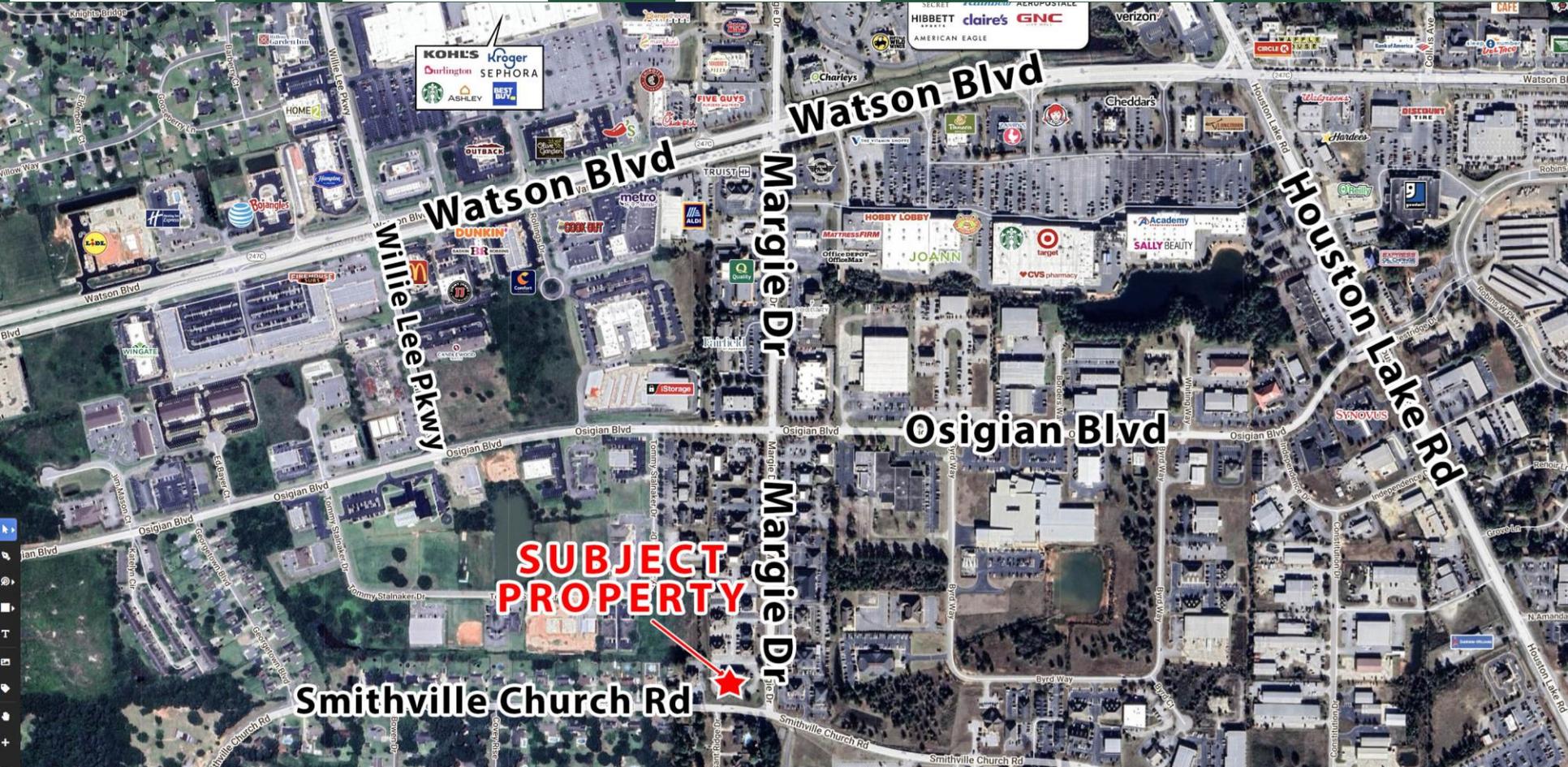
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