

SUBLEASE OFFICE SPACE AVAILABLE

151 South Houston Lake Road
Warner Robins, GA 31088



AVAILABLE: Suite 170: 4,275 SF

TRAFFIC: Watson Boulevard: 37,700 VPD
S Houston Lake Road: 27,600 VPD

LOCATION: Located off South Houston Lake Road just off Watson Boulevard. Nearby businesses include CarMax, Robins Financial Credit Union, Synovus Bank, Academy Sports, Lowe Toyota, and the Watson Boulevard retail corridor.

Lease Price: \$18.45/SF

Tenant pays pro-rata share of any increase of CAM, Taxes & Insurance over a base year

**FOR MORE
INFORMATION
CONTACT**

Donnie Laurens
Commercial Sales & Leasing Consultant
(478) 396-0025 (cell)
(478) 746-9421 (office)
dlaurens@fickling.com

commercial.fickling.com

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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**FICKLING
& COMPANY**
A Full Service Real Estate Company
commercial.fickling.com



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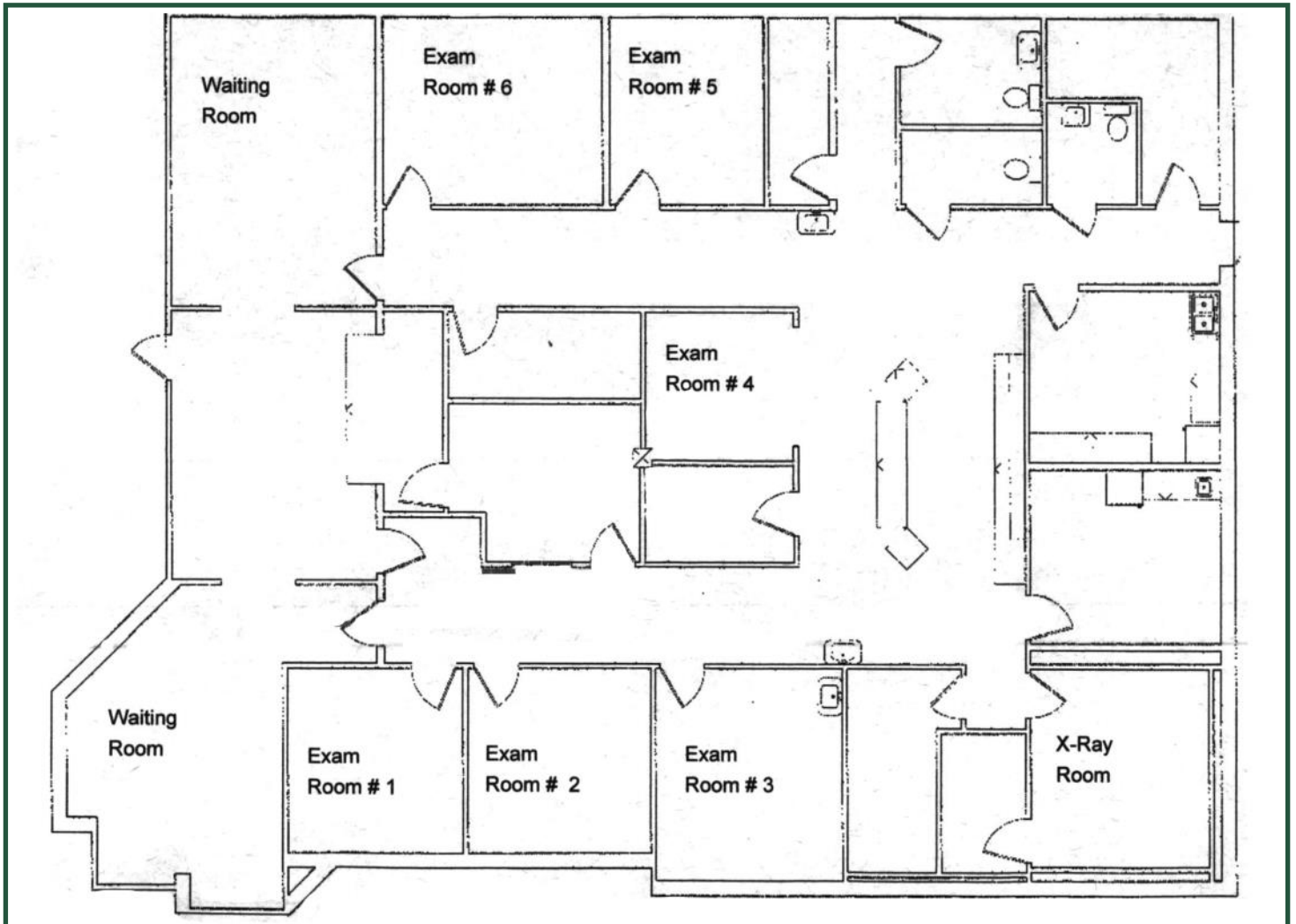
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FLOOR PLAN



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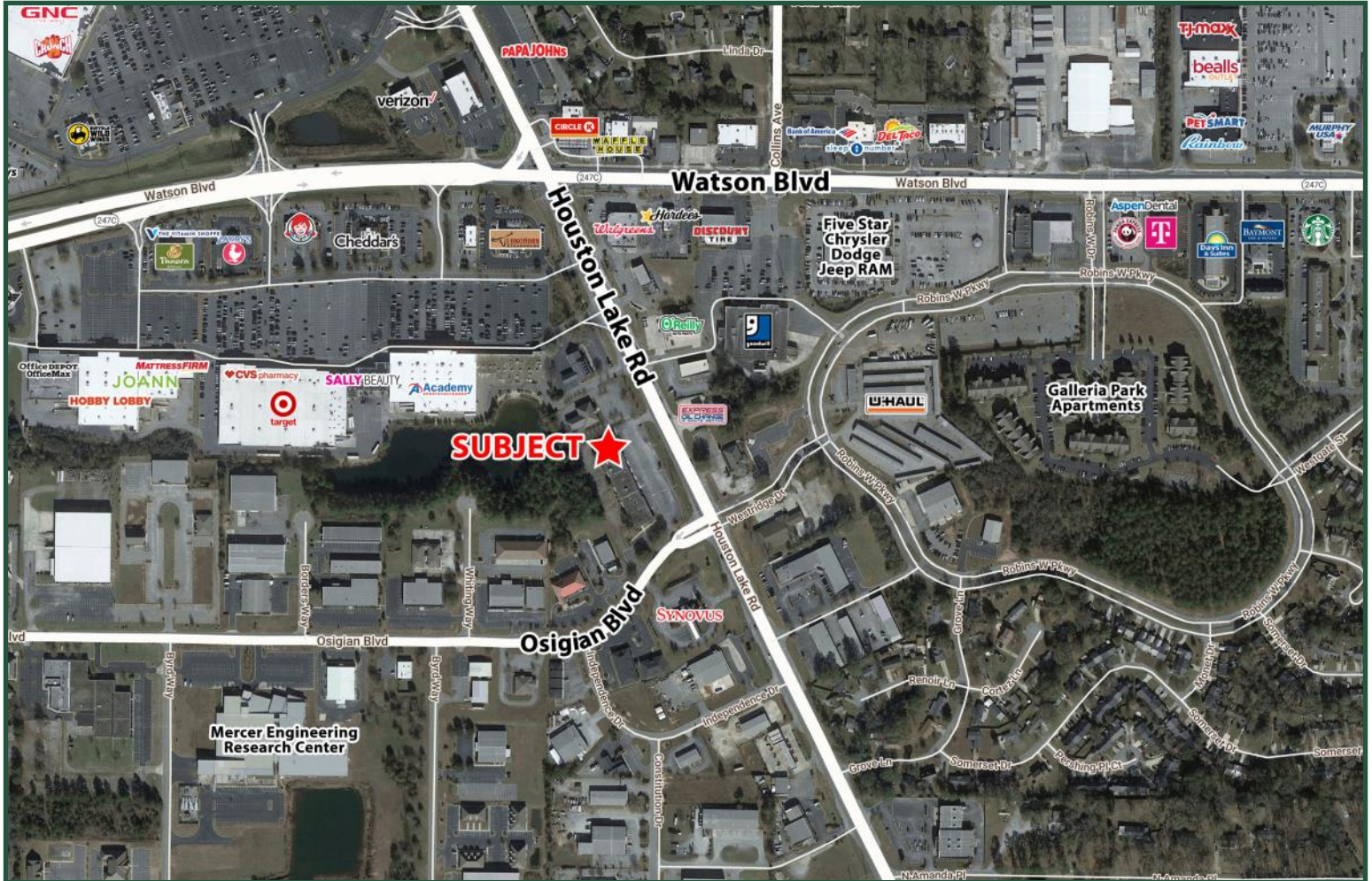
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AERIAL



2022 Demos	1 mile	3 mile	5 mile
Population	5,437	53,766	116,432
Median Age	36.0	35.9	35.1
Avg. HHI	\$51,725	\$69,547	\$70,461

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