

**Professional Office For Lease**  
**305 Smithville Church Road**  
**Warner Robins, GA 31088**



Summary

Area Info

Photos

Aerial



**CONTACT**

**Kate Carman**  
478-919-3878 Cell  
478-971-8000 Office  
kcarman@fickling.com



151 S Houston Lake Road, Suite 140  
Warner Robins, Georgia 31088  
478.971.8000 Office  
<https://commercial.fickling.com>

## PROPERTY INFORMATION

### BUILDING

**Property Address:** 305 Smithville Church Road  
Warner Robins, GA 31088

**County:** Houston

**Available:** 300-500± SF  
1,500± SF

**Parking:** Paved, onsite

**Traffic Count:** 28,400 VPD - Watson Blvd  
7,910 VPD - Osigian Blvd

**Zoning:** C2

### SITE

**Site Size:** 0.4 Acres

**Parcel ID:** 0W78J0 001000

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	5,557	50,560	114,069
Avg HH Income	\$83,971	\$94,989	\$96,276
Median Age	37.4	36.4	36.0

**300-500±SF: LEASE PRICE: \$550-\$650/MONTH (INCLUDES UTILITIES)**

**1,500± SF: LEASE PRICE: \$2,000/MONTH MG**

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## AREA INFORMATION

### AVAILABLE SUITES

**300-500± SF - \$550-\$650/MONTH** - Includes Utilities

Executive office with window now available, located on second floor of office building. Ideal for start-up businesses needing quiet space to complete administrative work! This office area shares a restroom upstairs, and janitorial of the common area included in rate.

**1,500± SF - \$2,000/MONTH MG** - Tenant pays electricity

The space includes three private offices, each equipped with at least one window to allow for natural light. It also features one dedicated conference room suitable for meetings, along with a break room for staff use. A single restroom is included in the layout, as well as two separate storage closets to accommodate supplies and equipment. The reception area contains a check-in window, and the suite shares a common entryway with a medical user.

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### LOCATION

Located just off Watson Boulevard and Houston Lake Road in Warner Robins and approximately 8 miles from Robins Air Force Base. Close proximity to many offices, medical providers, retail, and restaurant establishments. Neighboring businesses include Majestic Oaks Home Care Agency, Family Dental Associates, Traditions Health Hospice, Visiting Angels, AMJ Electric, Oral Surgery Associates of Central Georgia, SwirlX Automotive Restyling, Quail Run Elementary School, and many more.



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## Executive Office Space



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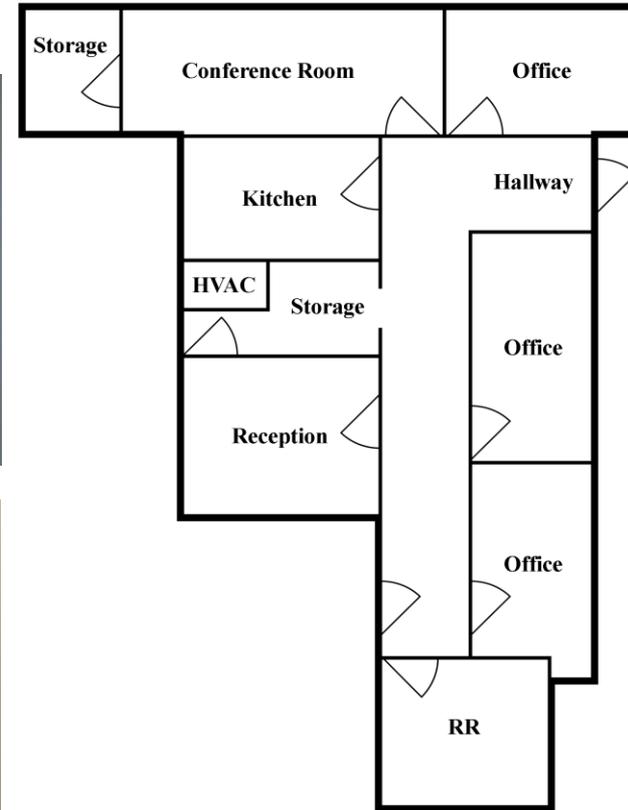
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Site Map

## 1,500 SF Space



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



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**SUBJECT  
PROPERTY** ★

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