



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 813 North Houston Road
Warner Robins, GA 31093

County: Houston

Total Size: 28,000 SF

Available: (Available Soon) Suite D – 2,400 SF
Suite G – 1,400 SF

Utilities: All available

Parking: Ample, paved

Traffic Count: N Houston Road – 15,200 VPD
Elberta Road – 8,640 VPD

SITE

Site Size: 4.94 Acres

Parcel ID: 0W0710 014000

Zoning: C-2

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	9,855	53,284	96,412
Avg HH Income	\$68,483	\$66,019	\$81,065
Median Age	35.2	34.6	35.1

Lease Price: \$10.25 - \$12.00/SF NNN

CAM, Taxes, and Insurance estimated at \$1.75/SF

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Suite	SF	Description	Rent/ Month (inc. CTI)
A	1,140	Hair Salon	LEASED
B, C	2,160	Unlimited Taxes & More	LEASED
D	2,400	Available Soon - Former Barber shop.	\$2,750
E	8,450	Dollar General	LEASED
F	3,200	Health Nutz	LEASED
G	1,400	Mostly open space. Ready for occupancy.	\$1,605
H	1,400	Danishta Smoke Shop	LEASED

NOTE: Adjacent suites can be combined in different combinations

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

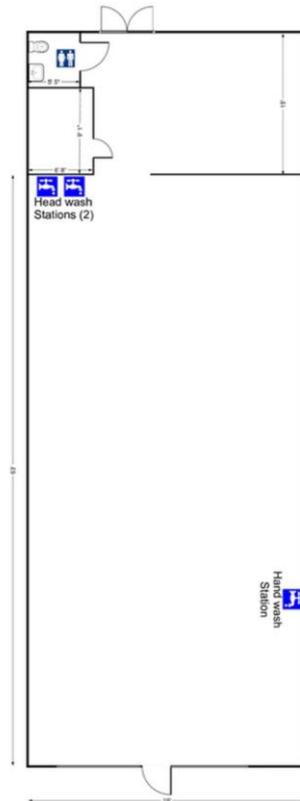
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Floor Plan - Suite D



Floor Plan - Suite G



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Located at the corner of Elberta Road and North Houston Road, with excellent access from both roads. Open suites with abundant front and rear parking mean flexibility for many uses. Excellent proximity to Houston County's new North Houston Sports Complex. Click [here](#) to view North Houston Sports Complex schedule.



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Nearby businesses include Dollar General, New Walmart Neighborhood Market, Ollie's Bargain Outlet, Piggly Wiggly, CVS, Sun Beauty Supply, Fred's, Family Dollar, and American Deli House.



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HOUSTON CROSSING

813 North Houston Road
Warner Robins, GA 31093



Summary

Site Map

Area Info

Aerial



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