

HOUSTON CROSSING
813 North Houston Road
Warner Robins, GA 31093



Summary

Site Map

Area Info

Aerial



CONTACT

Lan Heath
478-746-9421 Office
478-731-5899 Cell
lheath@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

PROPERTY INFORMATION

BUILDING

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

County: Houston

Total Size: 28,000 SF

Available: 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

CONTACT

Lan Heath
478-746-9421 Office
478-731-5899 Cell
lheath@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

HOUSTON CROSSING

813 North Houston Road
Warner Robins, GA 31093



Summary

Site Map

Area Info

Aerial



Suite	SF	Description	Rent/ Month (inc. CTI)
A	1,140	9 Eithers Botanical and Gift Shop, LLC	LEASED
B, C	2,160	Unlimited Taxes & More	LEASED
D	2,400	Westside Barbershop	LEASED
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

CONTACT

Lan Heath
478-746-9421 Office
478-731-5899 Cell
lheath@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

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.



CONTACT

Lan Heath
478-746-9421 Office
478-731-5899 Cell
lheath@fickling.com

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.



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

HOUSTON CROSSING

813 North Houston Road
Warner Robins, GA 31093



Summary

Site Map

Area Info

Aerial



CONTACT

Lan Heath
478-746-9421 Office
478-731-5899 Cell
lheath@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>