

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



Summary	Site Map	Area Info			Aerial	
PROPERTY INFORMATION						
BUILDING		SITE				
Property Address:	813 North Houston Road	Site Size:		4.94 Acres		
	Warner Robins, GA 31093	Parcel ID:	0W0710 014000			
County:	Houston					
Total Size:	28,000 SF	Zoning:			C-2	
Available:	Suite G – 1,400 SF	Demographics 2024	1 Mile	3 Miles	5 Miles	
Utilities:	All available					
		Population	9,855	53,284	96,412	
Parking:	Ample, paved	Avg HH Income	\$68,483	\$66,019	\$81,065	
Traffic Count:	N Houston Road – 15,200 VPD Elberta Road – 8,640 VPD	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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Aerial

Rent/

Month

(inc. CTI)

LEASED

LEASED

LEASED

LEASED

LEASED

\$1,605

LEASED





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FICKLING COMPANY

Summary

Site Map

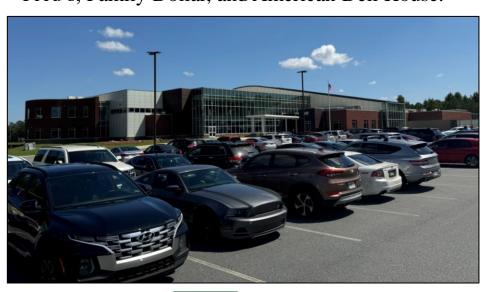
Area Info

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 <u>here</u> to view North Houston Sports Complex schedule.



CONTACT

Lan Heath 478-746-9421 Office 478-731-5899 Cell Iheath@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.





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