



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: Suite A – 1,140 SF
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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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	End Cap. Mostly open space.	\$1,306.25
B, C	2,160	Unlimited Taxes & More	LEASED
D	2,400	Available 11/1/2024	\$2,400
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

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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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