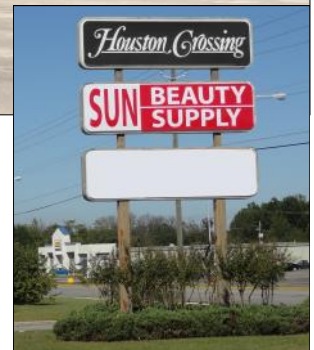


Houston Crossing
 813 North Houston Road
 Warner Robins, GA 31093



New Anchor: 28,000 SF Anchor Sun Beauty Supply

Retail Market: Recent additions to the Retail Market include Walmart Neighborhood Market and Ollie’s Bargain Outlet.

Location: Located at the corner of Elberta Road and North Houston Road. Zoned C-2.

Nearby Businesses: Dollar General, New Walmart Neighborhood Market, Ollie’s Bargain Outlet, Piggly Wiggly, CVS, Sun Beauty Supply, Fred’s, Family Dollar, American Deli House and many more.

TRAFFIC COUNTS	
Street	Vehicles Per Day
N Houston Road	16,300
Elberta Road	9,930

Flexibility: Open suites with abundant front and rear parking mean flexibility for many uses.

Access: Excellent access from Elberta Road and North Houston Road.

2023 DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	9,200	51,123	95,206
Average HH Income	\$67,391	\$66,119	\$82,223
Median Age	36.2	35.5	35.2

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

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

**FOR MORE
 INFORMATION
 CONTACT**

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 478-746-9421 (O)
lheath@fickling.com

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AVAILABLE SQUARE FOOTAGE:

- Suite A: 1,140 sf Corner space. Mostly open space. Rent: \$1,306.25/month
- Suite B, C: ~~1,140 sf~~ **LEASED** Open. Has two entrance doors. Rent: \$2,115/month
- Suite E: ~~2,400 sf~~ **LEASED** Open. Previously Citi Trends. Pylon road signage available. Rent: \$6,200/month
- Suite F: ~~1,200 sf~~ **LEASED** Open. Ready for occupancy.
- Suite G: ~~1,400 sf~~ **LEASED** Open space. Ready for occupancy. Rent: \$1,400/month
- Suite H: ~~1,400 sf~~ **LEASED** Rent: \$370/month

NOTE: Adjacent Suites can be combined in different combinations.

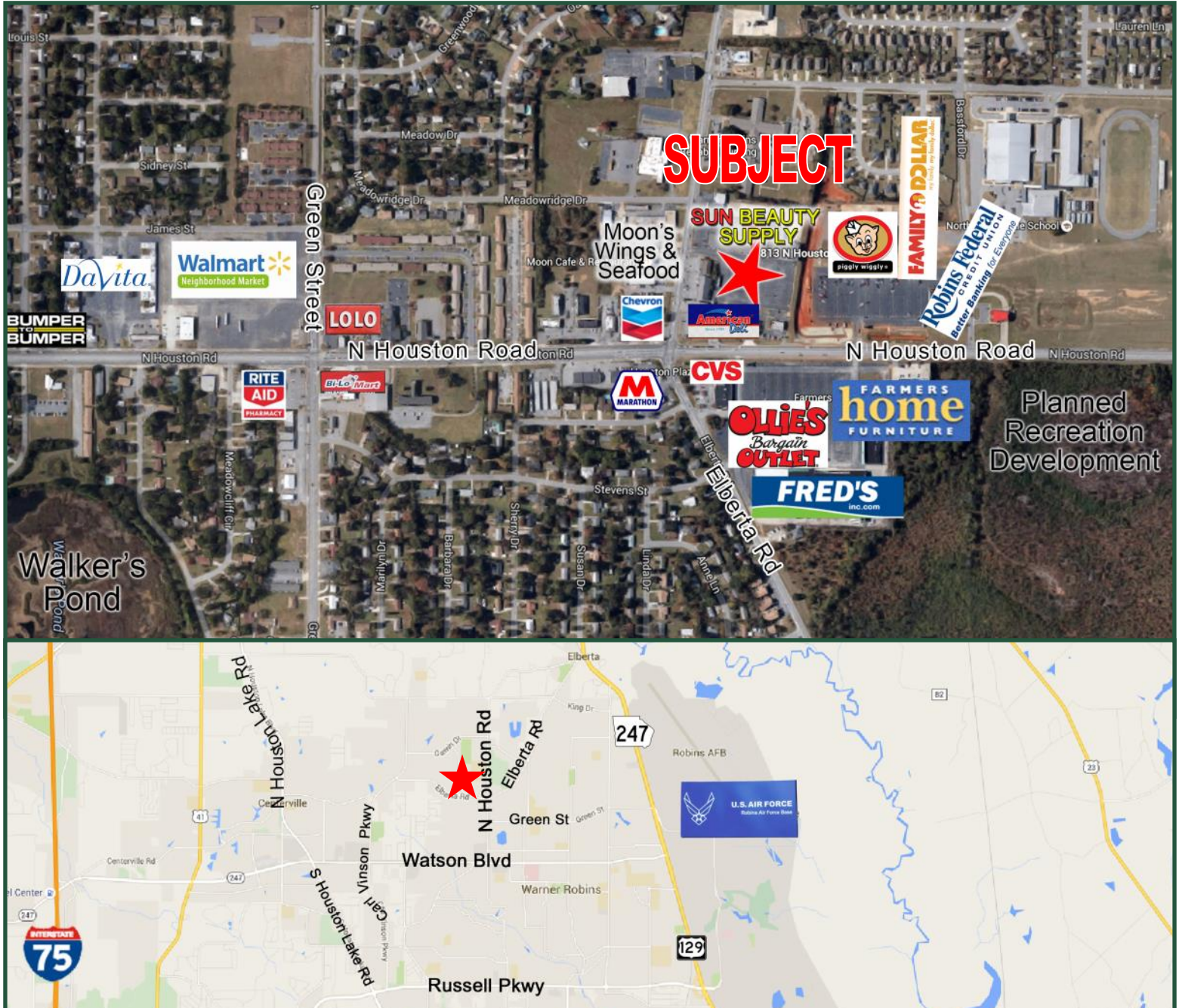
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AERIAL



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