



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>

PROPERTY INFORMATION

BUILDING

Property Address:

813 North Houston Road
Warner Robins, GA 31093

County:

Houston

Total Size:

28,000 SF

Available:

(Available 9/1/26) Suite B,C – 2,160 SF
(Available 8/15/26) Suite F – 3,200 SF
Suite G – 1,400 SF

Utilities:

All available

Parking:

Ample, paved

Traffic Count:

N Houston Road – 15,400 VPD
Elberta Road – 9,160 VPD

SITE

Site Size:

4.94 Acres

Parcel ID:

0W0710 014000

Zoning:

C-2

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	9,205	50,076	95,374
Avg HH Income	\$71,720	\$74,206	\$89,597
Median Age	35.6	35	35.7

Lease Price: \$10.25 - \$13.75/SF NNN

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

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.

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	Hair Salon	LEASED
B, C	2,160	Available Sept. 1, 2026	\$2,475
D	2,400	Westside Barber	LEASED
E	8,450	Dollar General	LEASED
F	3,200	Available Aug. 15, 2026	\$3,200
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.

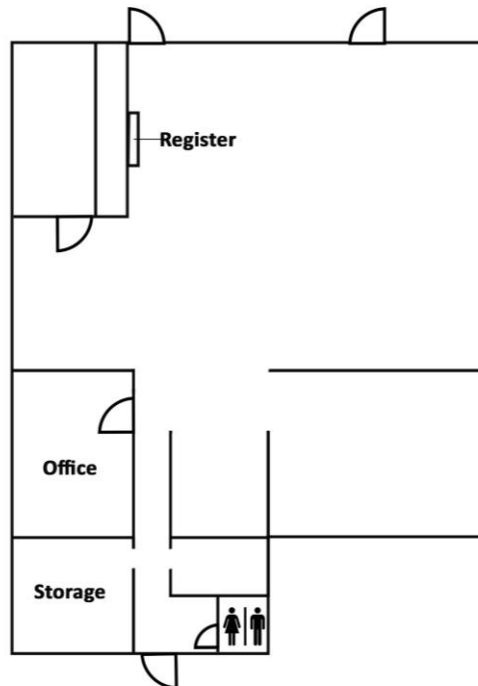
CONTACT

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

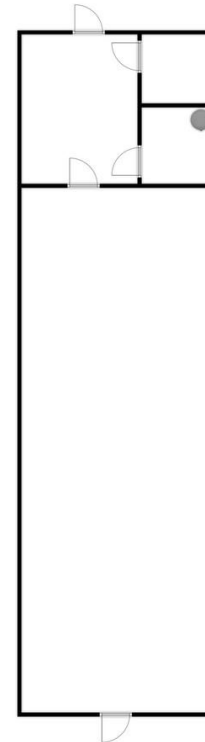


577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

Floor Plan - Suite B,C



Floor Plan - Suite G



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

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>