

**Three Suites Available For Lease – Two Built to Suit**  
**225 Smithville Church Road**  
**Warner Robins, GA 31088**



Summary

Area Info

Photos

Aerial

Site Map



**SUBJECT  
PROPERTY**

**LEASE PRICE:**

**\$14.00 PSF MD GROSS – Suite 700**

**\$16.00 PSF MD GROSS – Suite 900, Suite 1000 to Vanilla Shell**

**CONTACT**

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PROPERTY INFORMATION

BUILDING

**Property Address:** 225 Smithville Church Road  
Warner Robins, GA 31088

**County:** Houston

**Total Size:** 24,543 SF

**Available:** Suite 700: 2,400 SF  
Suite 900: 2,400 SF  
Suite 1000: 2,400 SF

**Utilities:** All Available

**Parking:** Paved, Ample, Shared

**Traffic Count:** Smithville Church Rd – 8,524 VPD  
Houston Lake Road – 23,134 VPD  
Watson Boulevard – 32,325 VPD

SITE

**Site Size:** 2.6± Acres

**Parcel ID:** 0W78D0 285000

**Zoning:** C-2

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**\$16.00 PSF MD GROSS – Suite 900, Suite 1000 to Vanilla Shell**

| Demographics 2026 | 3 Mile   | 5 Miles  | 10 Miles  |
|-------------------|----------|----------|-----------|
| Population        | 55,092   | 118,116  | 189,531   |
| Avg HH Income     | \$98,820 | \$99,254 | \$107,839 |
| Median Age        | 36.5     | 36.1     | 36.7      |

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## SITE

Three suites available for lease in busy Warner Robins corridor. Suite 700 has large open area, two private offices, and two restrooms. Suite 900-1000 offer built to suit opportunity. Can be combined into one large 4,800 SF office or left as two 2,400 SF offices. Suites ideal for professional office user, retail, medical, or service provider.

## LOCATION

Property located in Warner Robins off Smithville Church road. Convenient access to Houston Lake Road, Watson Boulevard, and I-75. Neighbors include Mercer Engineering Research Center, Lowe Toyota of Warner Robins, Robin's Financial Credit Union, Kroger, Walmart, Target, Galleria Mall, and many offices, retail, and restaurants.

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## HIGHLIGHTS

- Three 2,400 SF suites available for lease
- Suite 700 has open area, 2 offices, and 2 restrooms
- Built to suit opportunity with Suite 900 and Suite 1000
- Suite 900 and 1000 can be combined into one large 4,800 SF office or left separate
- Ideal for professional office, retail, medical, or service provider
- Located in busy Warner Robins commercial corridor with convenient access to many large residential areas



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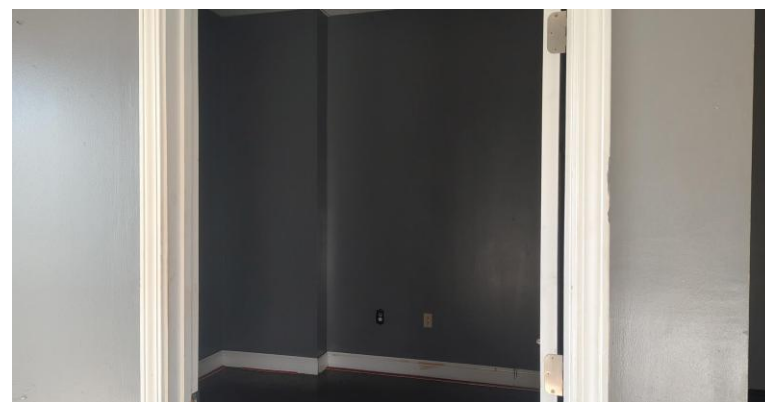
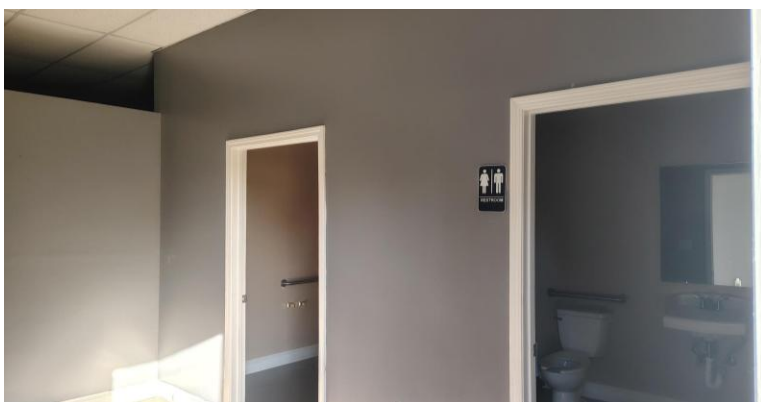
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#### SUITE 700:



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**SUITE 900 AND 1000:**  
(Can be combined)



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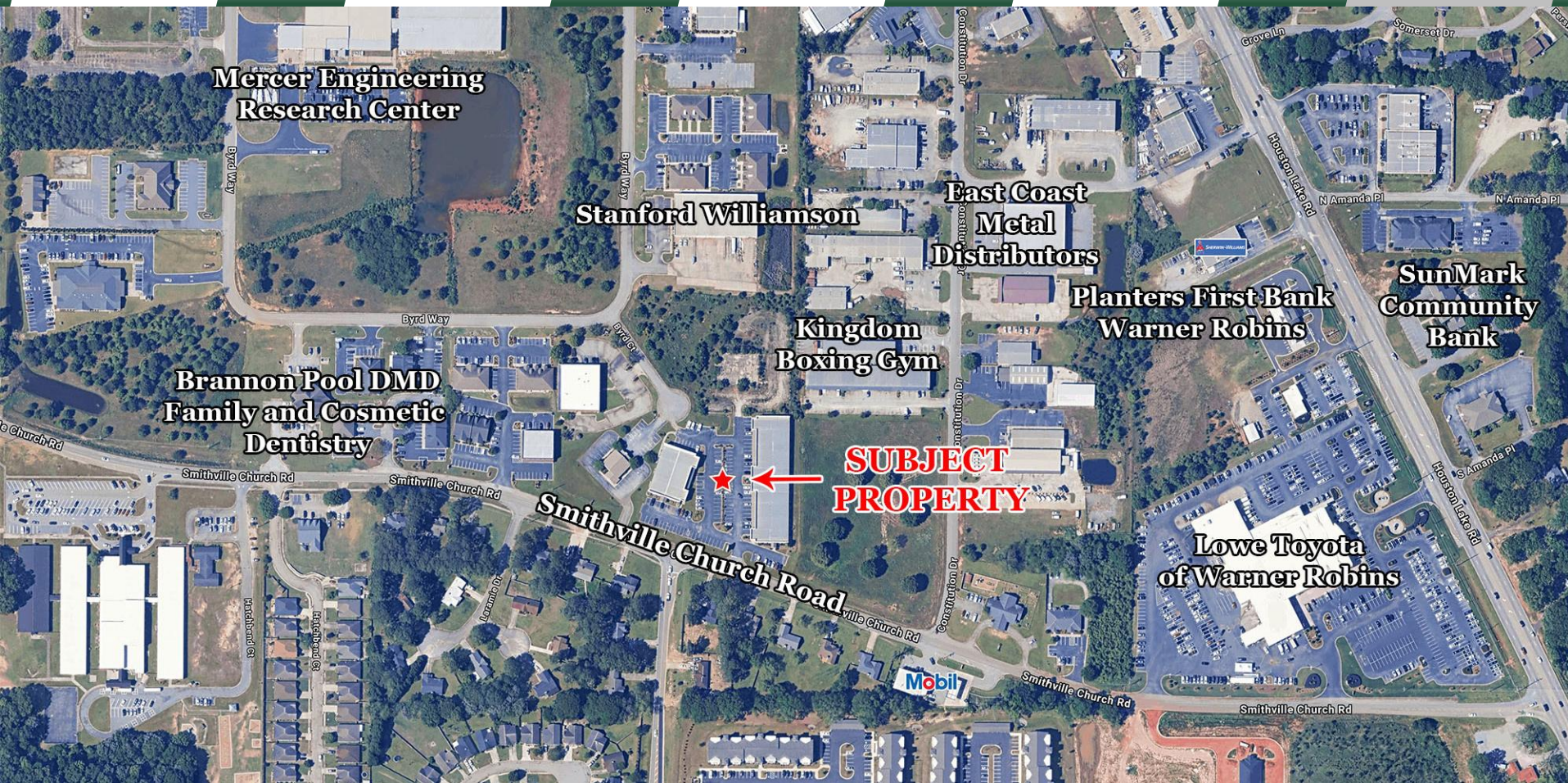
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