

**Smithville Center | Medical & Professional Offices**  
**225 Smithville Church Road**  
**Warner Robins, GA 31088**



Summary

Area Info

Aerial

Site Plan



**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)



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

PROPERTY INFORMATION

BUILDING

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

**Total Size:** 2 buildings:  
Building 1: 9,600 SF  
Building 2: 24,000 SF

**Available Suites:** 700 - 2,400 SF Former Church  
900 - 2,400 SF Unfinished Shell  
1000 - 2,400 SF Unfinished Shell

**Year Built:** 2007

**Utilities:** All available

**Parking:** Paved, 135 spaces

**Taxes:** \$24,184.42  
(2024 est., City & County)

SITE

**Site Size:** 2.6 Acres

**Parcel ID:** 0W78D0 285000

**County:** Houston

**Zoning:** C-2

**LEASE PRICE: \$14.00/SF NNN**  
**NNN Expenses: \$1.75/SF (est.)**

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	6,479	54,757	118,582
Avg HH Income	\$80,503	\$93,402	\$94,463
Median Age	36.6	36.4	35.8

CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



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

# Smithville Center | Medical & Professional Offices

225 Smithville Church Road  
Warner Robins, GA 31088



Summary

Area Info

Aerial

Site Plan

Property has two buildings onsite. Building One is 9,600 SF, Building Two is 24,000 SF. Building Two currently has three (3) 2,400 SF spaces available. Suite 700 is finished space. Suites 900 and 1000 are unfinished shell space.

Tenant mix in the center includes Grove Spa, Boho Salon, Cooks Pest Control, Inspire Pilates Studio, Rainbow House, and Float Robins.

Center is convenient to Houston Lake Road and Margie Drive. Ideal location for office, service companies, and retail.



## CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)



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



# Smithville Center | Medical & Professional Offices

## 225 Smithville Church Road

### Warner Robins, GA 31088

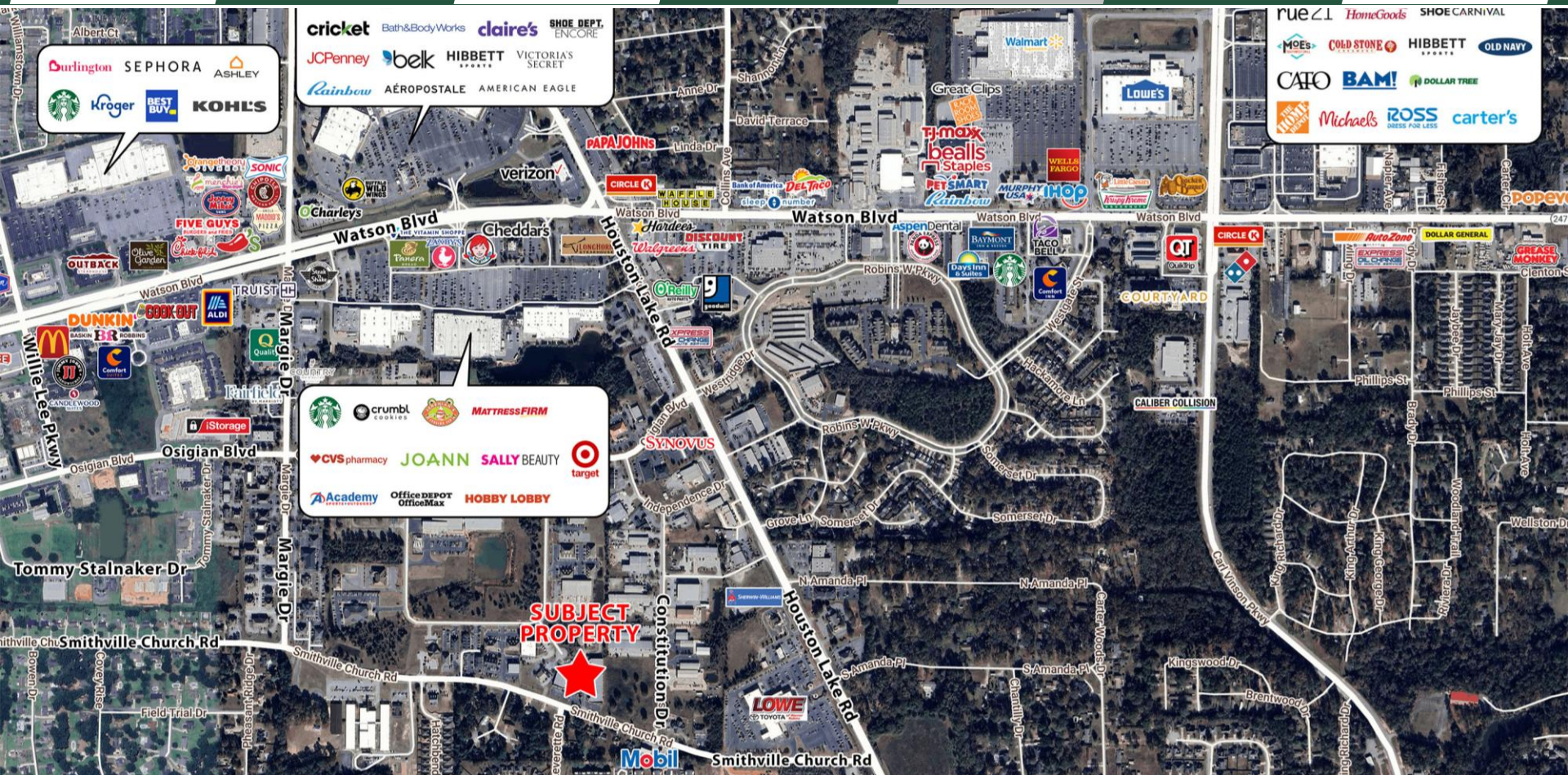


Summary

Area Info

Aerial

Site Plan



#### CONTACT

**Patty Burns, CCIM, ALC**  
 478-746-9421 Office  
 478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
 478-746-9421 Office  
 478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)



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

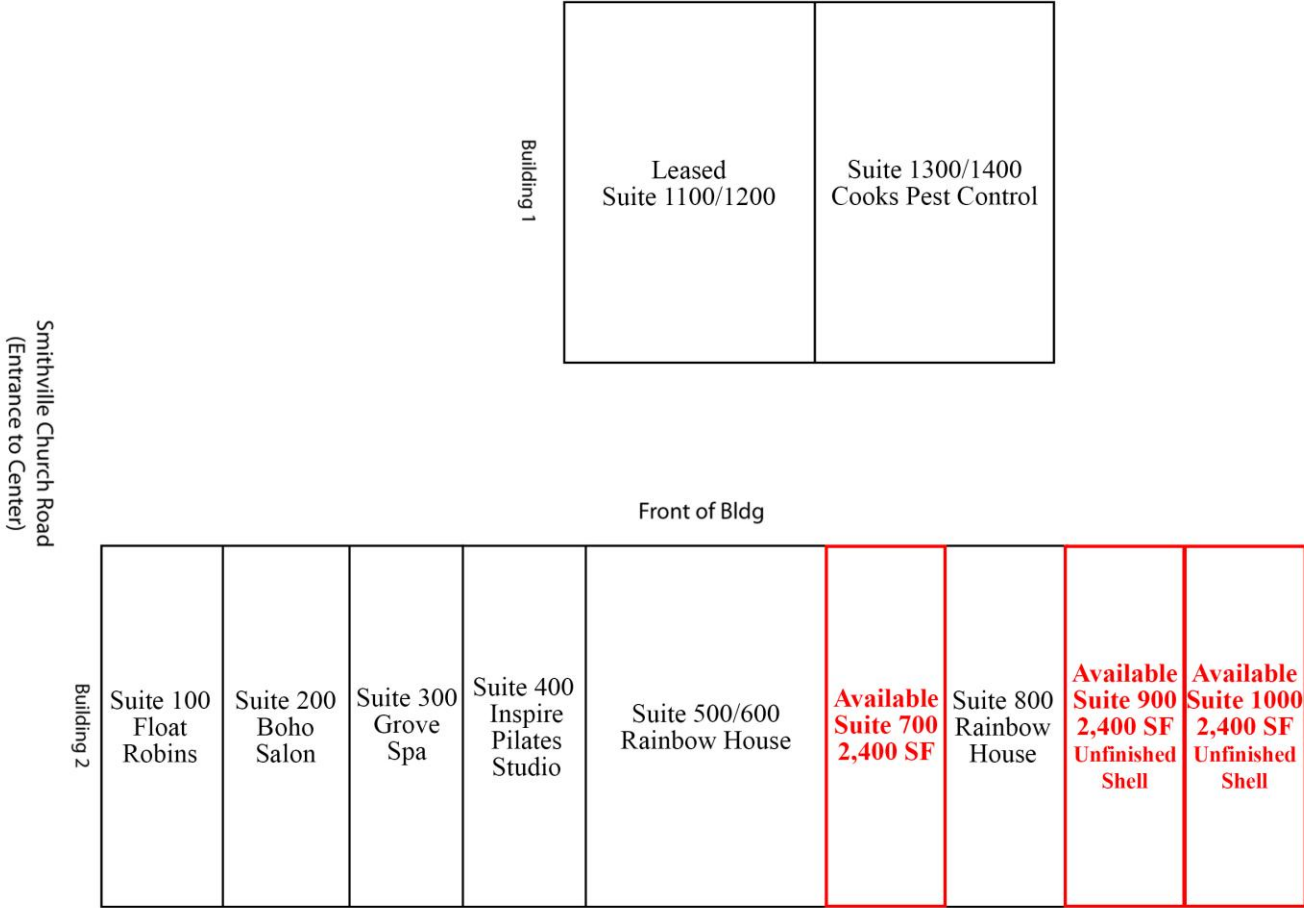


Summary

Area Info

Aerial

Site Plan



CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



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