

**Medical & Professional Office for Lease**  
**Smithville Center**  
225 Smithville Church Road  
Warner Robins, GA 31088



- Size:** 2 bldgs: 24,000 sf & 9,600 sf
- Built:** 2007
- Lot Size:** 2.6 acres
- Parking:** 135 spaces
- Zoning:** M-2 General Industrial
- Utilities:** All utilities available
- Taxes:** \$27,334.62 (2022 est.)  
(City & County combined)
- Notes:** Center is convenient to Houston Lake Road and Margie Drive. Ideal location for office, service companies and retail.

**Lease Rate:**  
**Starting at**  
**\$12.00/SF NNN**  
**NNN expenses: \$1.75 PSF (estimate)**

**Current Tenants:**

- Grove Spa
- Boho Salon
- Cooks Pest Control
- Inspire Pilates Studio
- Rainbow House
- Float Robins

**Available Suites:**

- Suite 900 - 2,400 sf Unfinished Shell
- Suite 1000 - 2,400 sf Unfinished Shell

**\* Suites 900 and 1000 can be combined.**

**FOR MORE  
INFORMATION  
CONTACT**

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**Patty Burns, CCIM, ALC**  
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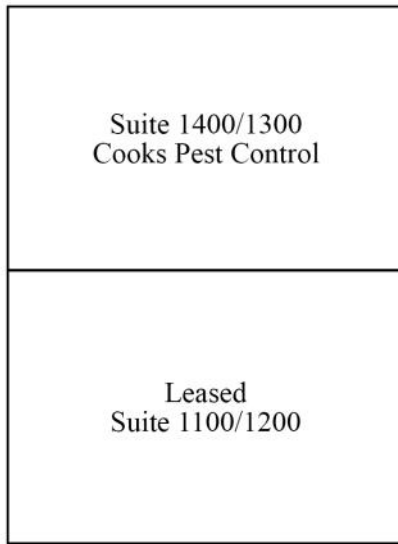
**commercial.fickling.com**

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015  
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

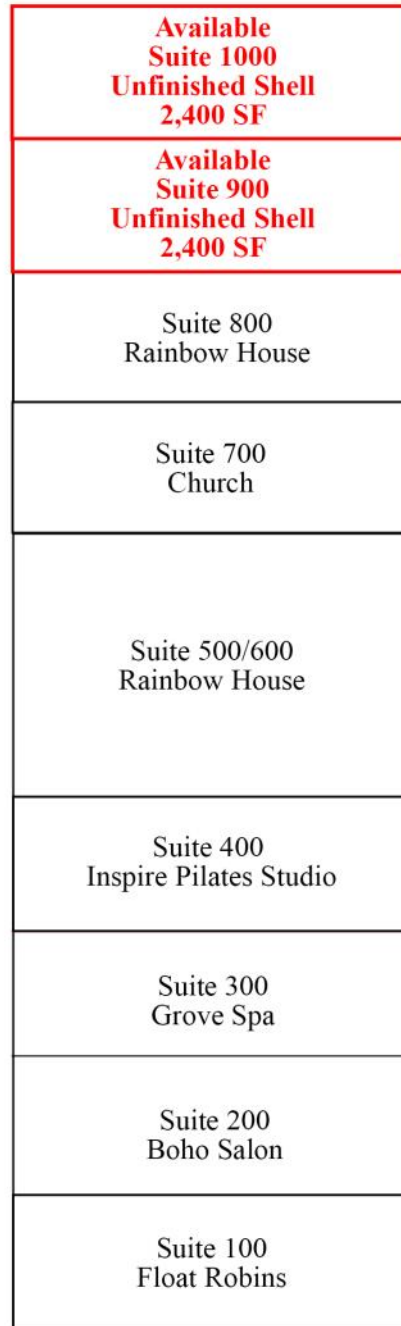
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## Site Plan



Building 1



Building 2

Front of Bldg

Smithville Church Road  
 (Entrance to Center)

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2022 Demos	1 Mile	3 Mile	5 Mile
Population	6,063	55,803	118,833
Avg. HHI	\$55,652	\$71,703	\$71,295
Median Age	34.9	35.4	35.1

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