

Professional Office Space For Lease - 1,126 SF  
Prime Location Near Watson Boulevard & Houston Lake Road  
349 Margie Drive, Warner Robins, GA 31088



Summary

Area Info

Photos

Floor Plans

Aerial

# ONLY ONE SPACE AVAILABLE



## LEASE PRICE: \$16.00/SF | Plus Utilities

Landlord pays Taxes & Insurance

### CONTACT

**Patty Burns, CCIM, ALC**  
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577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 349 Margie Drive  
Warner Robins, GA 31088

**County:** Houston

**Available:** 1,126 SF - Lower Level

**Building Size:** 12,094 SF - 2 Story

**Year Built:** 2006

**Utilities:** All utilities available

**Parking:** 42 Spaces

**Frontage:** 206' on Margie Drive

**Depth:** 251' on Smithville Church Road

### SITE

**Site Size:** 1.1 Acres (Corner Lot)

**Parcel ID:** 0W78D0 130000

**Zoning:** C-2 General Commercial

**Traffic Count:** Margie Drive - 8,274 VPD  
Smithville Church Road - 8,094 VPD  
Watson Boulevard - 17,508 VPD

## LEASE PRICE: \$16.00/SF

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Demographics 2024	1 Mile	3 Miles	5 Miles
Population	5,439	50,143	113,856
Avg HH Income	\$78,664	\$95,509	\$97,031
Median Age	37.3	36.5	35.9

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### NOTES

This turnkey office space offers a move-in ready layout in a high visibility corner location, conveniently close to retail, restaurants, and the medical corridor. 1,126 SF Lower Level space has reception area, one (1) office, conference area, breakroom area, closet, and restroom. Monument Sign in front of building.

Ideal for use as law firm, medical practice, insurance agency, therapy office, or government office.

### LOCATION

Conveniently located at Margie Drive and Smithville Church Road with quick access to Watson Boulevard and Houston Lake Road. Surrounded by restaurants, retail, hotels, and medical offices for added convenience.

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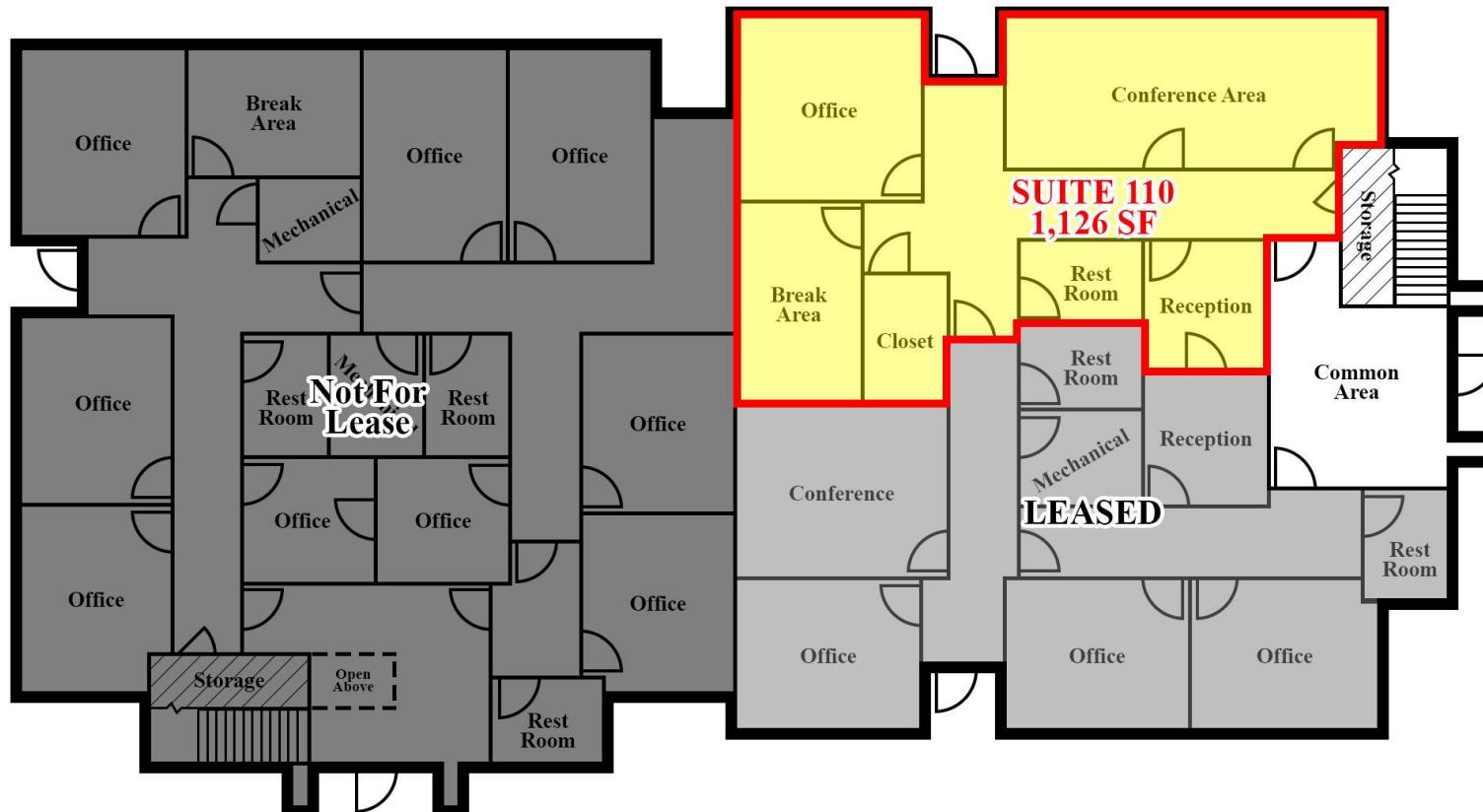
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## FLOOR PLAN



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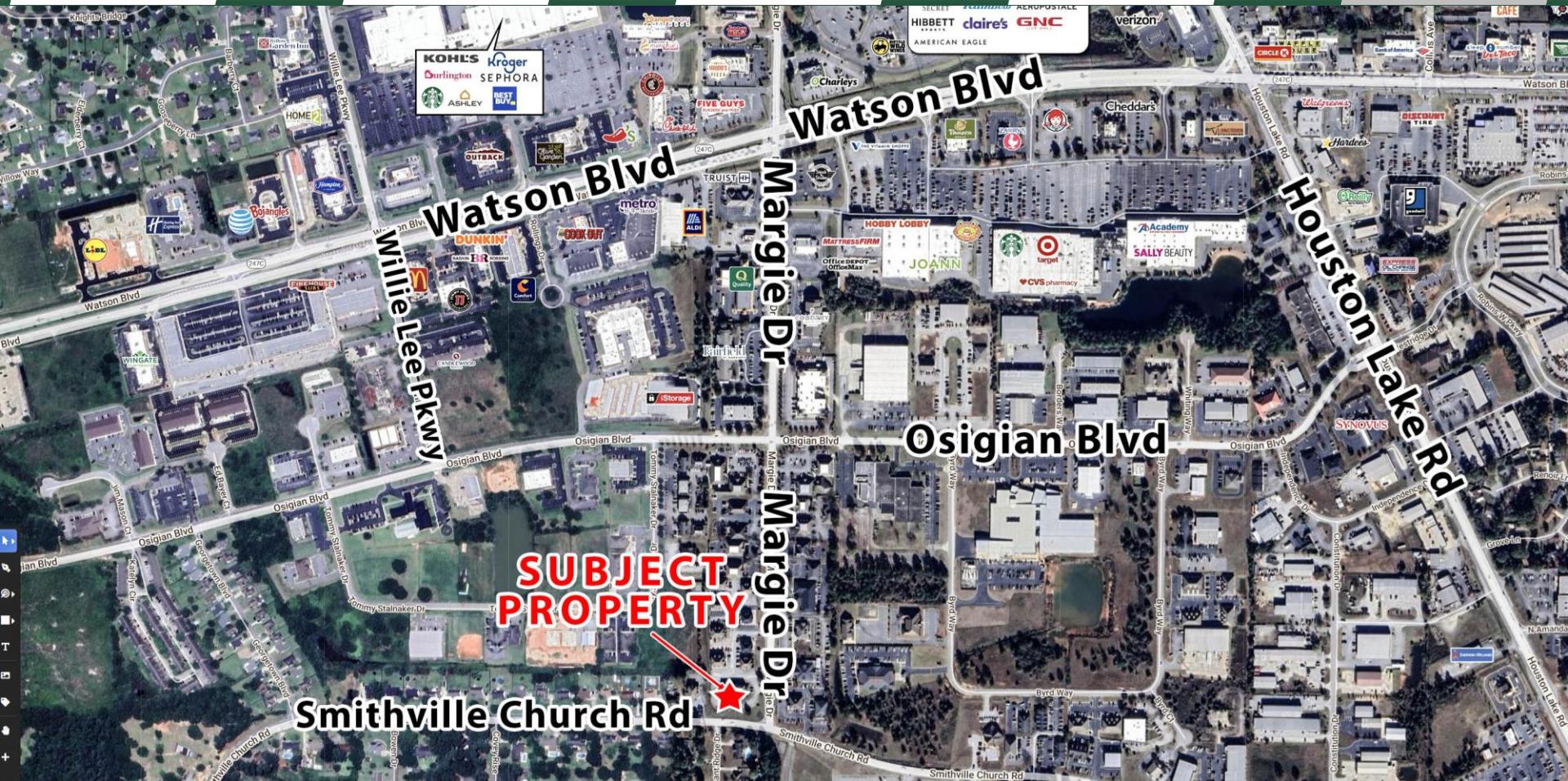
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