

**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**

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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.

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

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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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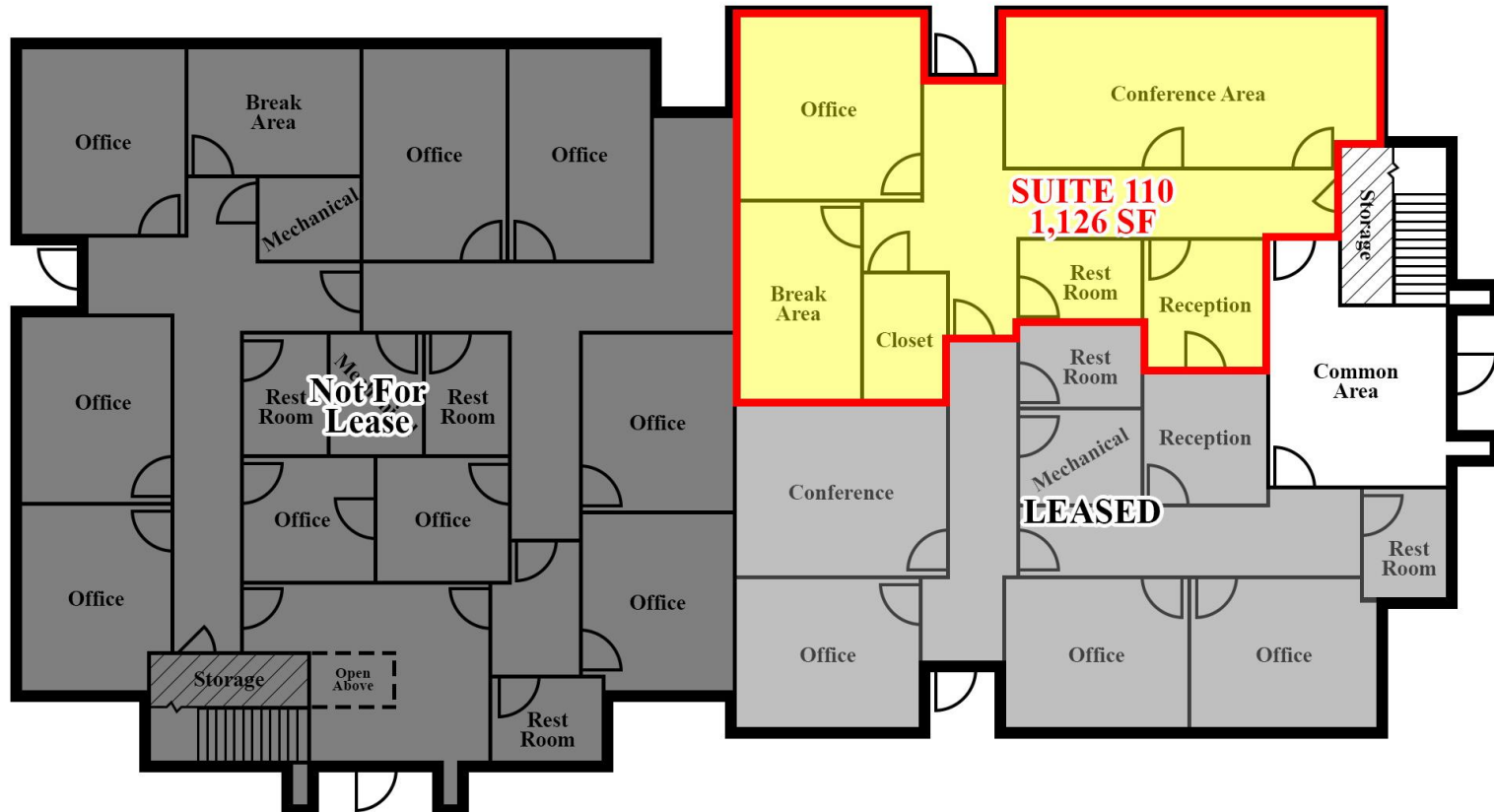
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**FLOOR PLAN**



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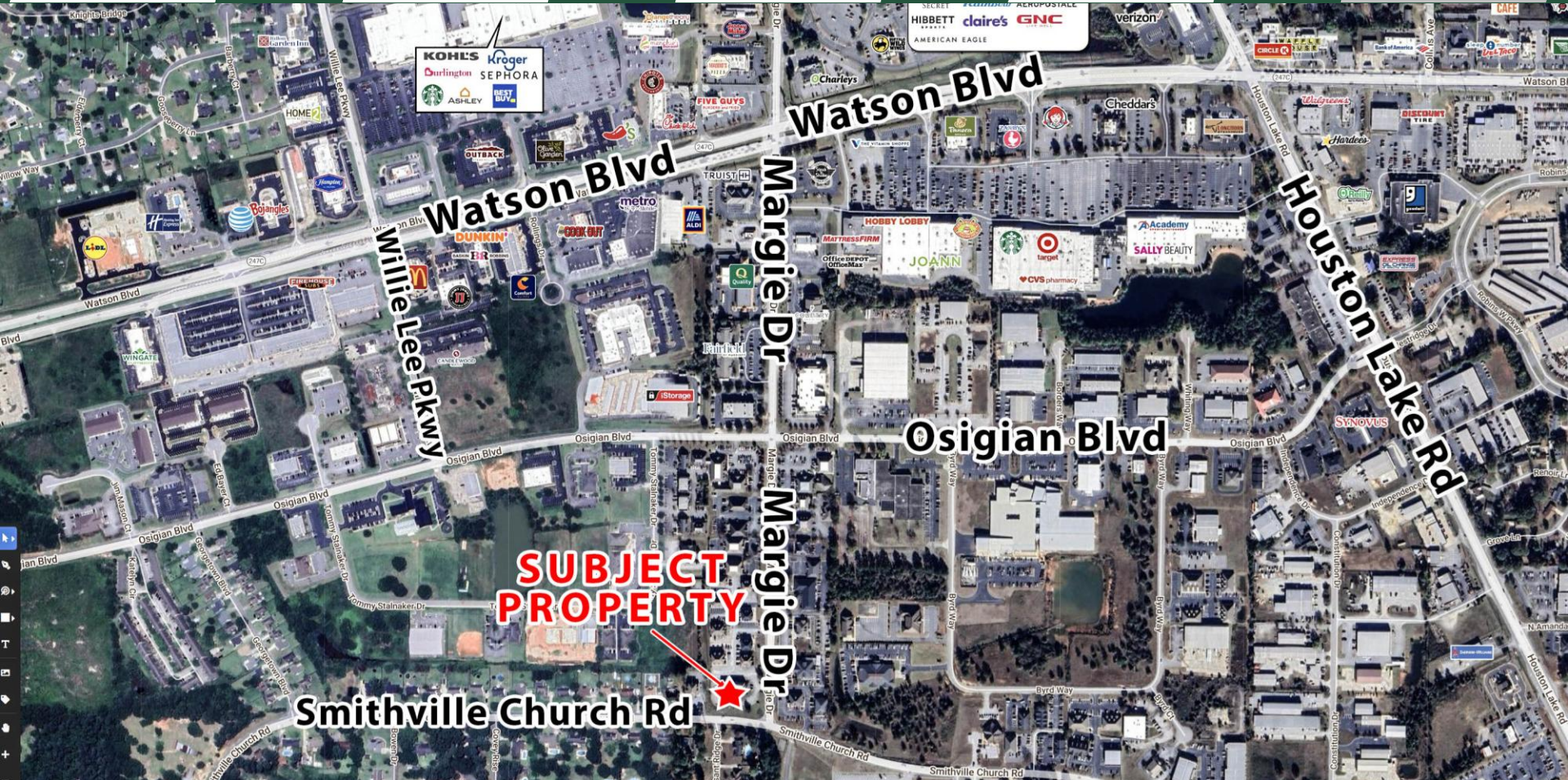
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