

**OFFICE SPACE FOR LEASE**  
**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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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:** Margie Drive – 8,274  
Smithville Church Road – 8,094  
Watson Blvd – 17,508

**LEASE PRICE: \$16.00/SF**

Plus Utilities | Landlord pays Taxes & Insurance

| 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

1,126 SF on the Lower Level. Space has reception area, three (3) offices, breakroom area, closet, and restroom. Monument Sign in front of building. Ideal for professional use such as law firm, medical, insurance, or government office.

### LOCATION

Convenient to Houston Lake Road and Watson Boulevard corridor. Also convenient to restaurants, retail, hotels and medical and office spaces.



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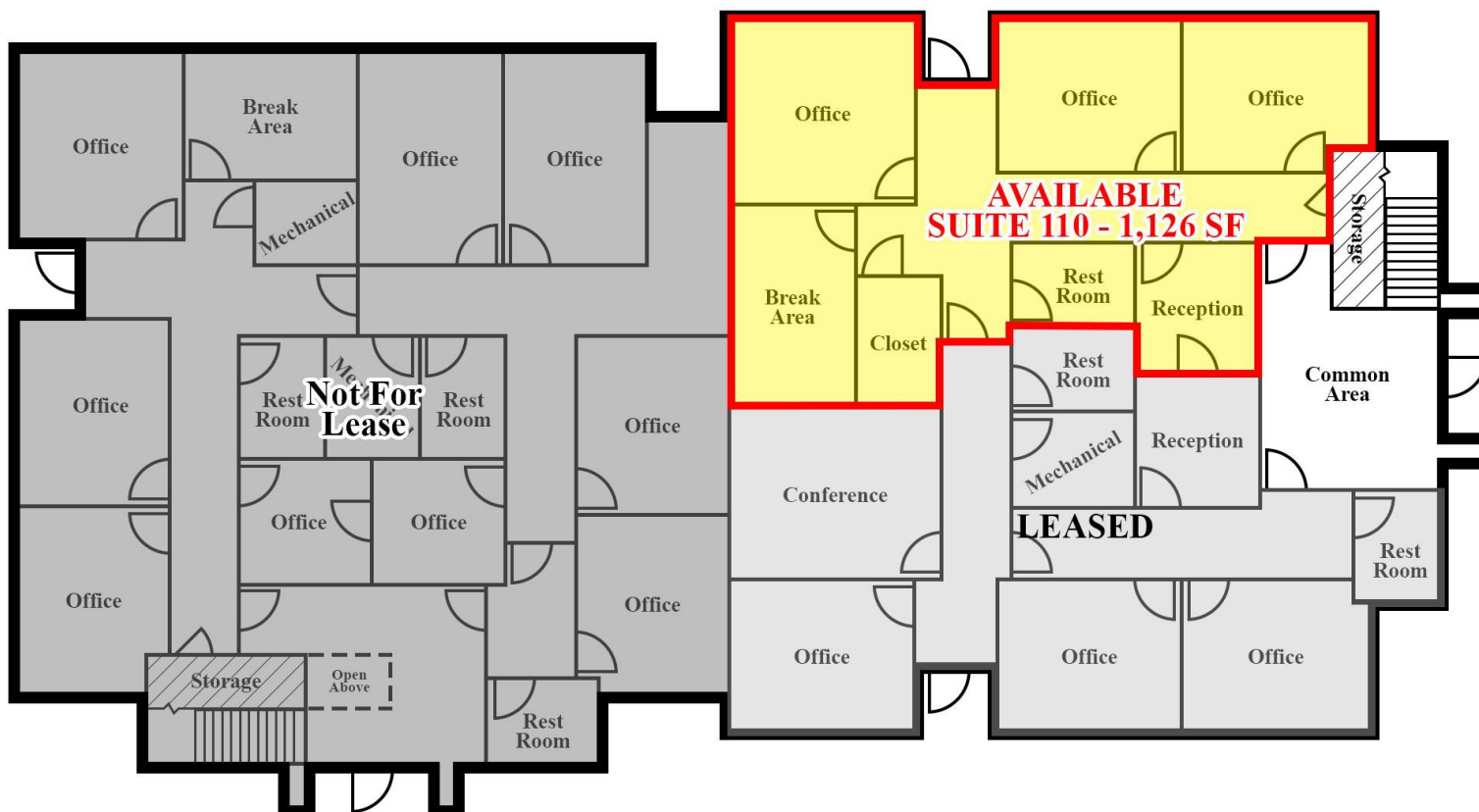
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## FLOOR PLAN



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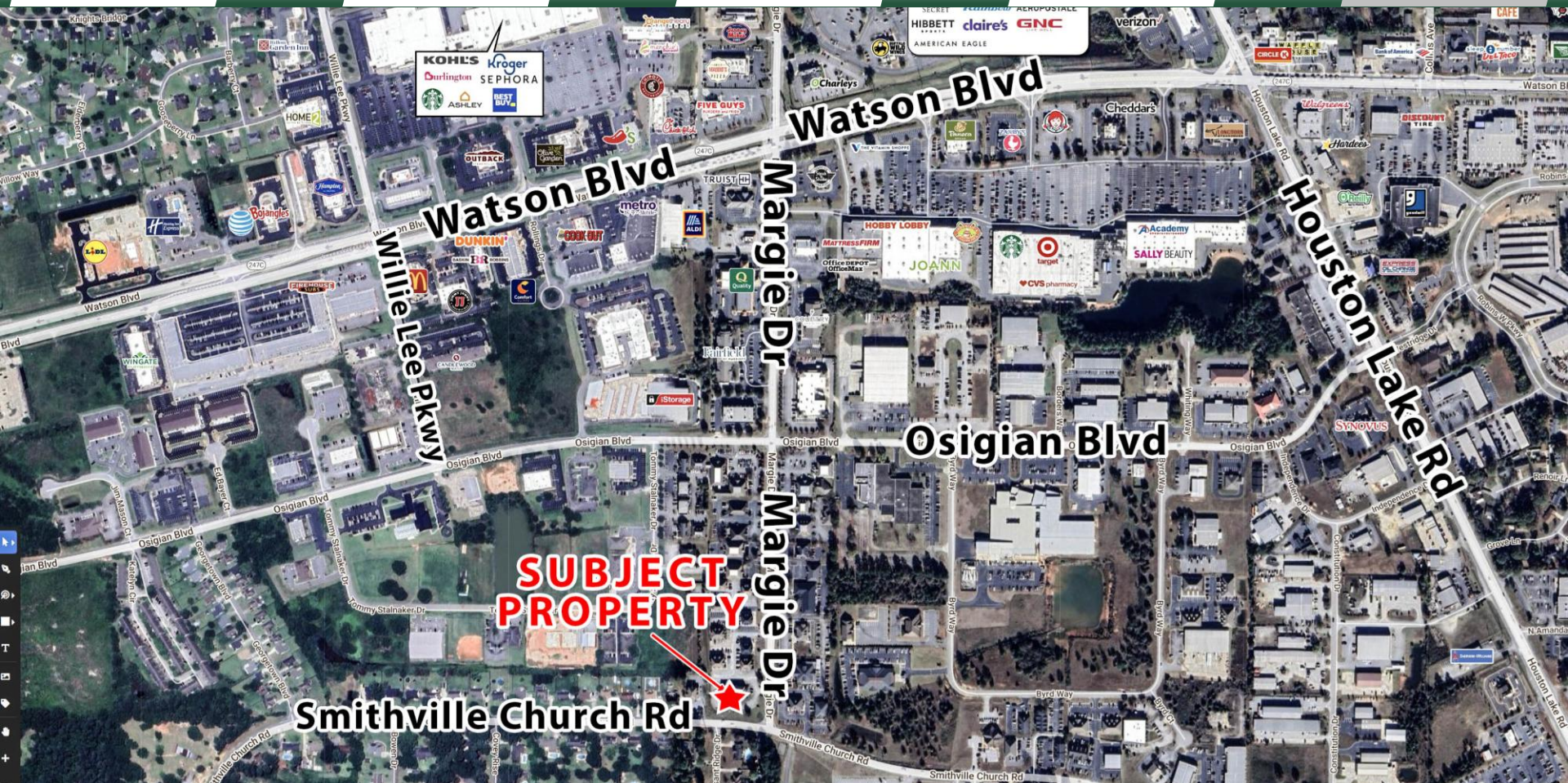
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