

OFFICE SPACE FOR LEASE

349 Margie Drive
Warner Robins, GA 31088



Summary

Area Info

Photos

Floor Plans

Aerial



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:

2, 662 SF – Lower Level
Can be divided into 1,126 SF & 1,536 SF suites

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

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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

2, 662 SF on the Lower Level, can be divided into 1,126 SF & 1,536 SF suites. Space has two (2) reception areas, conference room, six (6) offices, two (2) closets, storage, mechanical closet, break area, and three (3) restrooms. 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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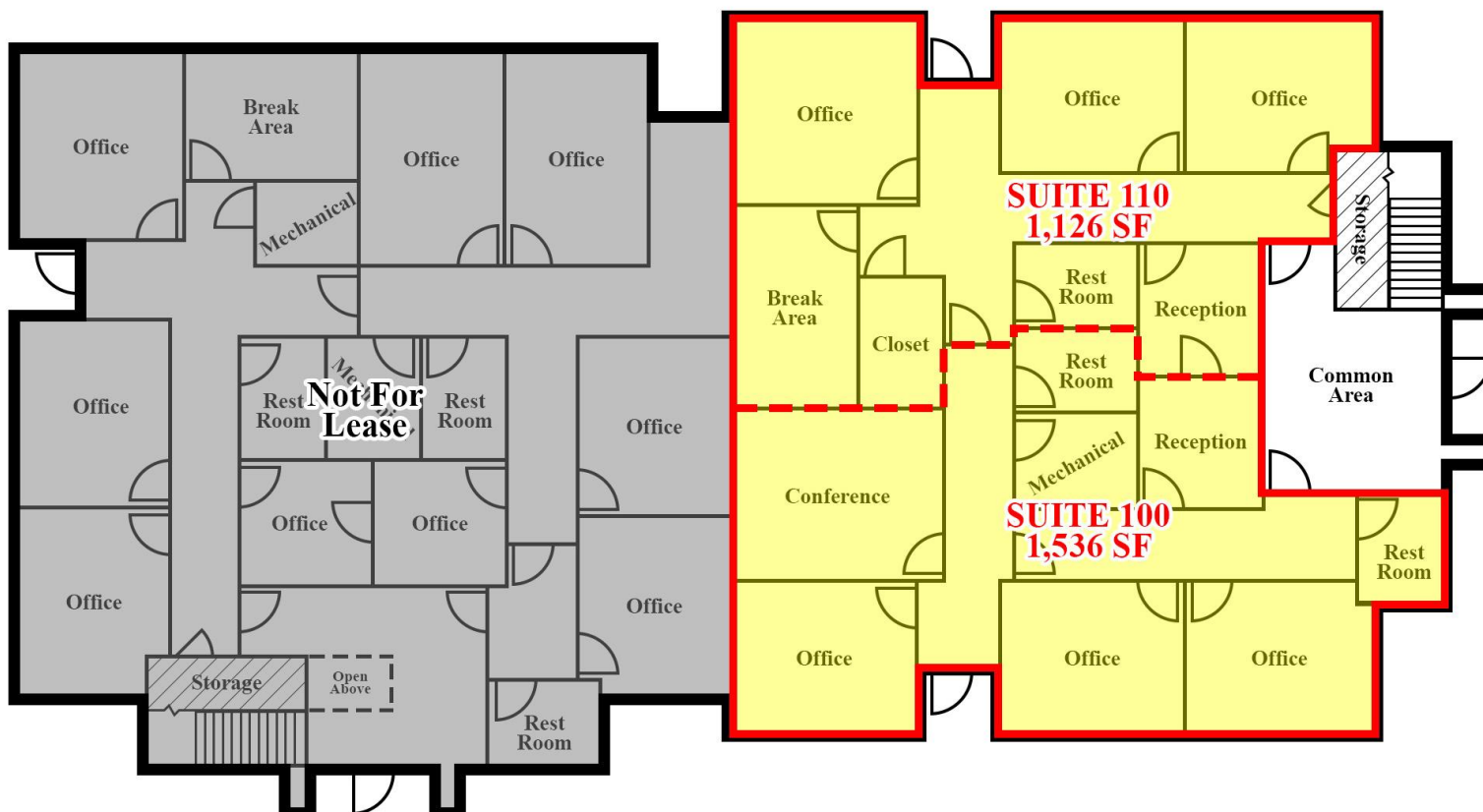
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2, 662 SF VACANT FLOOR PLAN



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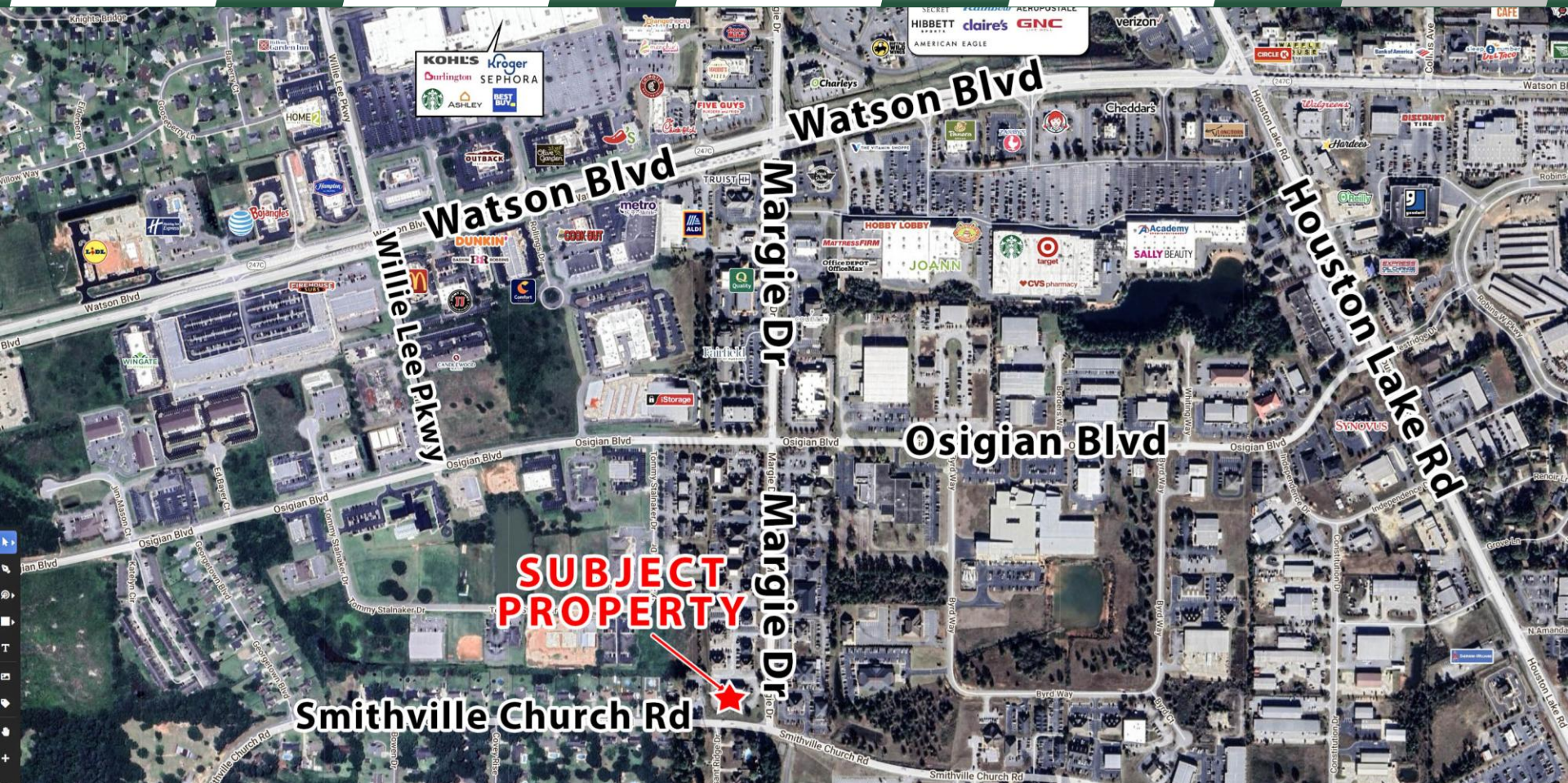
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