

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
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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 2026	1 Mile	3 Miles	5 Miles
Population	5,573	51,585	113,726
Avg HH Income	\$93,710	\$100,769	\$100,693
Median Age	37.2	36.6	36.1

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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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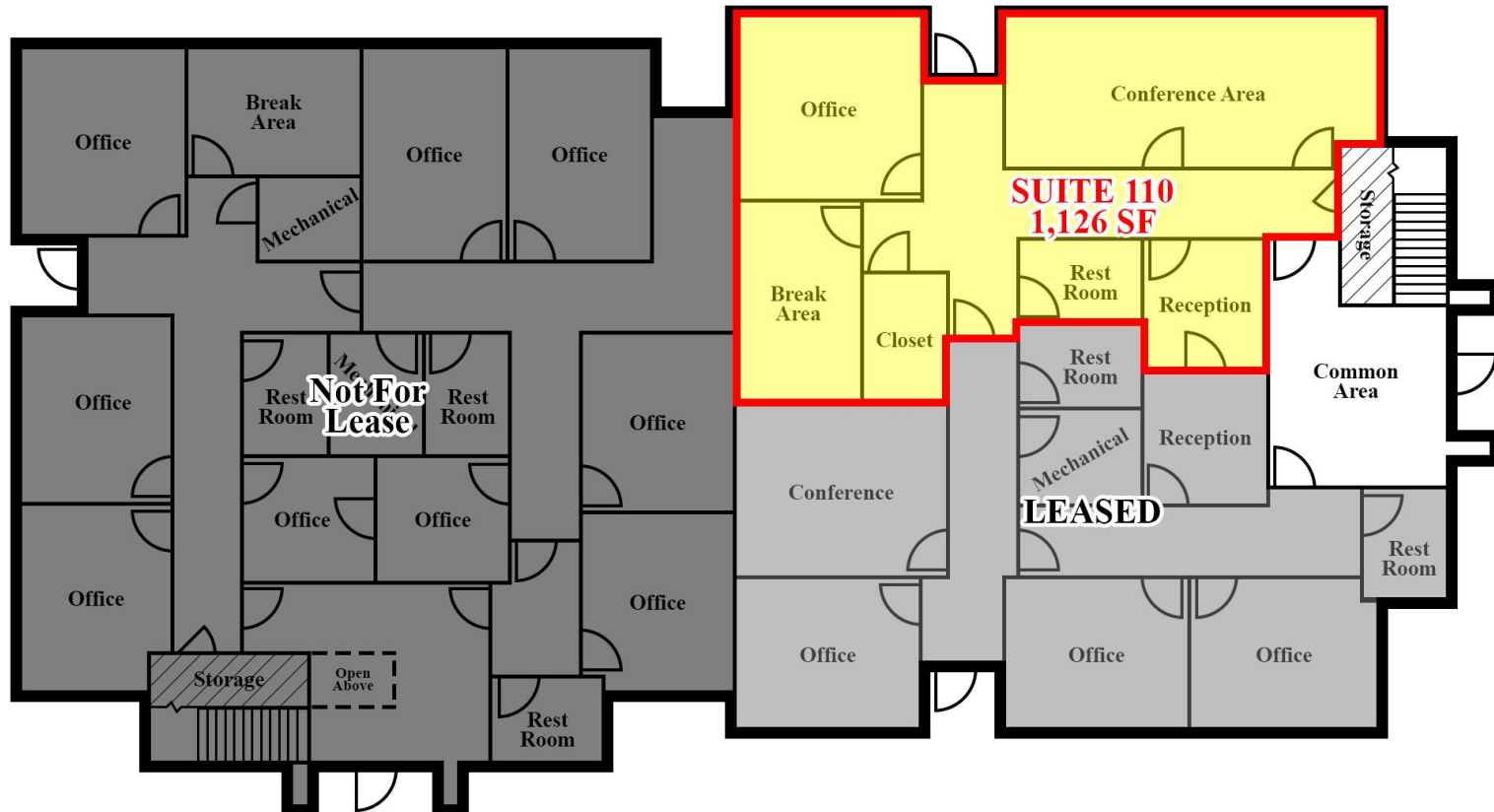
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FLOOR PLAN



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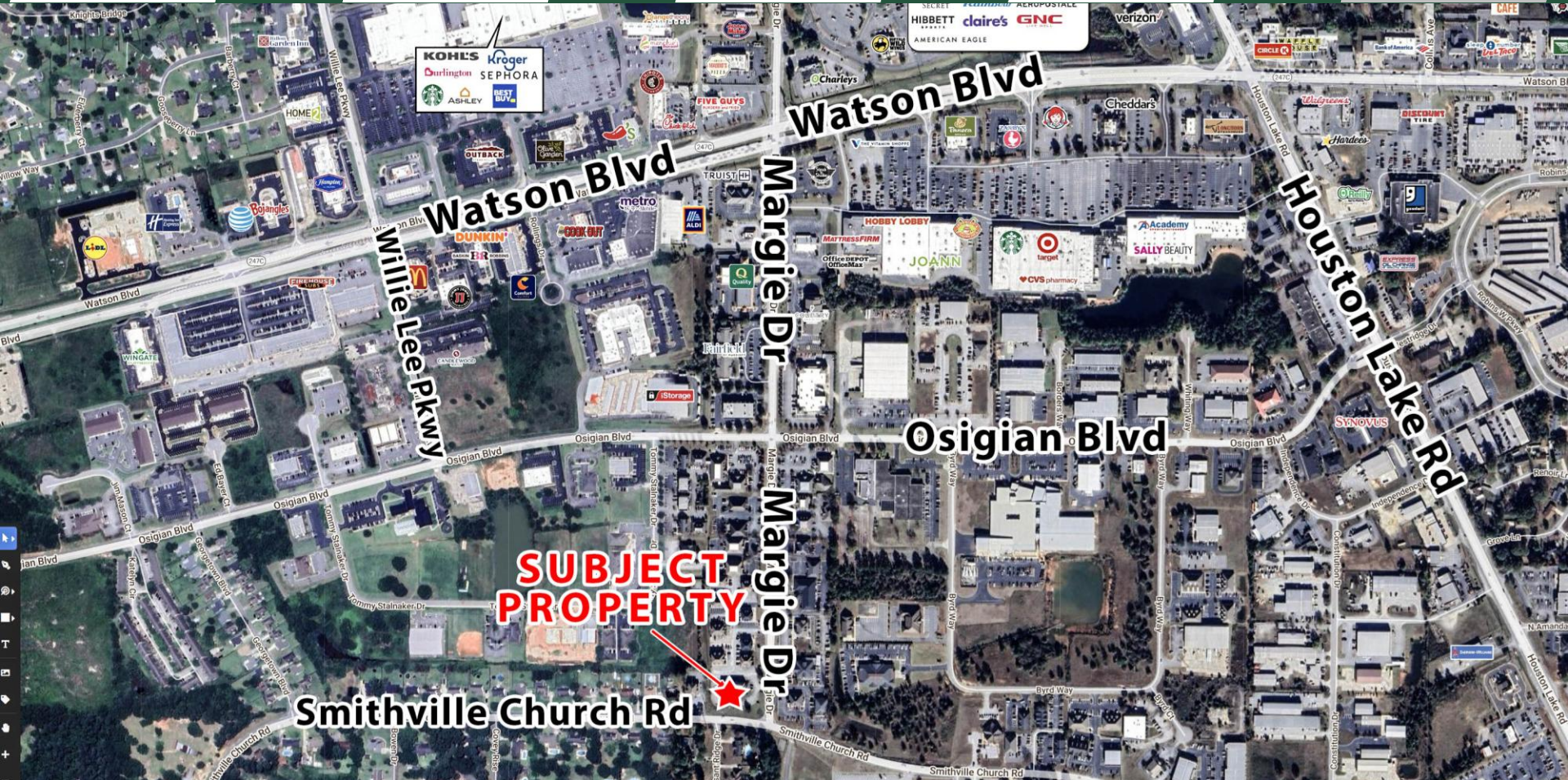
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