

CONTACT

Wendy H Pierce, RPA 478-746-9421 Office 478-335-1254 Cell wpierce@fickling.com





Summary	Area Info		-		Photos	Aerial
PROPERTY INFO	RMATION	Suite Number	Square Feet	Floor	Description	Rent Per Month
BUILDING		101	554	1st	Office	LEASED
Property Address:	108 Olympia Drive	102	1,200	1st	Waiting room, break room, secretary office, 2 office and large closet.	LEASED
	Warner Robins, GA 31093	102A	399	1st	Office and storage/supply closet	\$750
County:	Houston	102B	455	1st	2 offices	LEASED
		103	278	1st	One large room	LEASED
Total Size:	10,912 SF	104A	190	1st	Office	LEASED
A!lable.	1 CO1 CE T-4-1	104B	180	1st	Office	LEASED
Available:	1,601 SF Total	104C	135	1st	Office	LEASED
Year Built:	1984		131	1st	Office	LEASED
		201	1,358	2nd	Office – Newly Renovated – FULL SERVICE (No Janitorial or WIFI)	LEASED
Utilities:	All available	202A	198	2nd	Office	\$500
Parking:	Paved, ample	202B	162	2nd	Office	\$500
	i aved, ampie	202C	209	2nd	Office	LEASED
Traffic Count:	31,000 VPD - Watson Boulevard	203	842	2nd	2-3 Offices, reception area, kitchenette, restroom & closets.	LEASED
		204	842	2nd	Reception/office, 2 large offices and closets.	LEASED

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Lease Term:

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Reception, 2 offices, and restroom.

577 Mulberry St, Suite 1100 Macon, GA 31201 478.746.9421 Office https://commercial.fickling.com

LEASED

205

Minimum 2 YR Lease



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LOCATION

Great property with plenty of upside potential. Located just off Watson Blvd. All suites have access to an additional common area conference room. Located just 3 miles from Robins Air Force Base. Ample parking.



SURROUNDING NEIGHBORS

Tenants in the building include Rivers CPA, Ennis Legal The Auto Accident Firm, Primerica, PrimeLife, Communities Rebuild, Inc, and others. Neighbors include Knox Pest Control, El Bronco Mexican Restaurant, retail, and restaurants.

Demographics 2024	1 Mile	3 Miles	5 Miles	
Population	7,344	62,650	110,911	
Avg HH Income	\$76,989	\$77,401	\$91,091	
Median Age	34.8	34.9	35.6	

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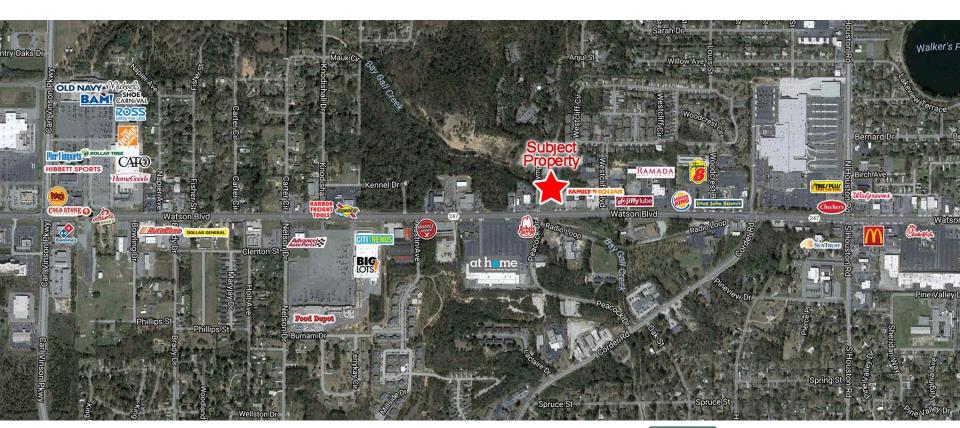
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AERIAL



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