

CONTACT

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





Summary	Area Info			1	Photos	Aerial	
PROPERTY INFORMATION		Suite Number	Square Feet	Floor	Description		Rent Per Month
BUILDING		101	554	1st	Office		LEASED
Property Address:	108 Olympia Drive Warner Robins, GA 31093	102	1,200		Waiting room, break room, secretary office, 2 office and large closet.		LEASED
		102A	399	1st	Office and storage/supply closet		\$750
County:	Houston	102B	455	1st	2 offices	l	LEASED
		103	278	1st	One large room	l	LEASED
Total Size:	10,912 SF	104A	190	1st	Office	}	LEASED
	= 5,5 = 2 82	104B	180	1st	Office	}	LEASED
Available:	1,955 SF Total	104C	135	1st	Office	1	LEASED
		104D	131	1st	Office	1	LEASED
Year Built:	1984	201	1,358	2nd	Office – Newly Renovated – FULL SERVICE (No Janitorial or WIFI)	1	LEASED
T74*1*4*	A	202A	198	2nd	Office		\$500
Utilities:	All available	202B	162	2nd	Office		\$500
Parking:	Paved, ample	202C	209	2nd	Office	i	LEASED
ı aı miig.		203	842	2nd	2-3 Offices, reception area, kitchenette, restroom & closets.	i	LEASED
Traffic Count:	31,000 VPD - Watson Boulevard	204	842	2nd	Reception/office, 2 large offices and closets.	1	LEASED

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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



Summary Area Info Photos

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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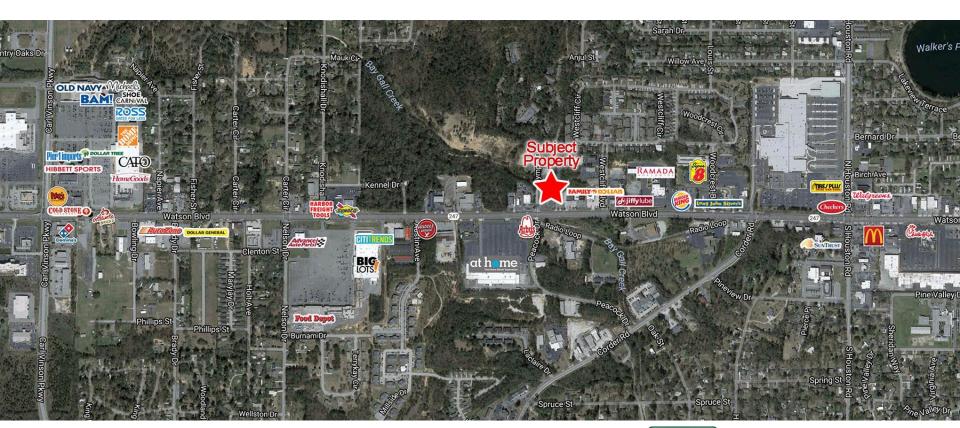
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AERIAL



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