

Canterbury Center  
205 Dental Drive  
Warner Robins, GA 31088



- Building Size:** 12,600 SF total  
**Available:** Suite 7 - 680 SF  
Suite 8 - 680 SF  
Suite 18 & 19 - 1,360 SF, fully furnished
- Lot Size:** 0.98 Acres  
**Utilities:** All available  
**Parking:** 60 spaces  
**Built:** 1987  
**Zoning:** C-1
- Traffic Count:** 33,100 VPD Russell Pkwy  
**Tenants:** Marchant Law Firm, Epic Health Advisors, Cornerstones for Life Counseling, and SetApart Tax & Bookkeeping.  
**Neighbors:** Planet Fitness, Dollar Tree, Five Star Ford, United States Post Office, and CVS.

**Lease Price: \$800/Month Modified Gross\***  
**Suite 18 & 19 Lease Price: \$2,000/Month Modified Gross\***  
**\*Tenant Pays Utilities**

FOR MORE  
INFORMATION  
CONTACT

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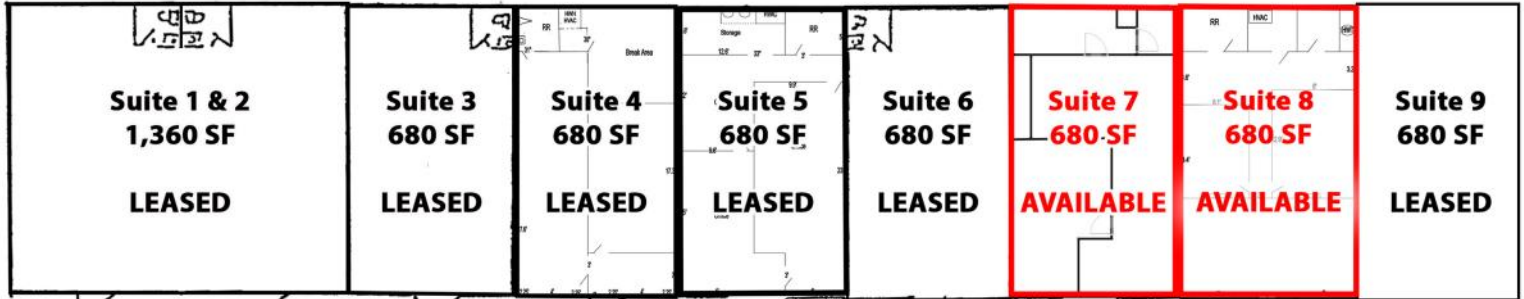
577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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**Building I**



**Building II**



**DEMOGRAPHICS**

2024	1 mile	3 mile	5 mile
<b>Population</b>	9,428	60,039	116,298
<b>Avg. HH Income</b>	\$85,053	\$88,024	\$96,344
<b>Median Age</b>	35.3	34.9	35.4

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