

Medical/Investment FOR SALE

318 & 320 Margie Drive
Warner Robins, GA 31088



Building Sizes: 318 Margie Dr.: 3,520 SF

320 Margie Dr.: 9,400 SF

Lot Size: 1.47 Acres (combined)

Year Built: 318 Margie Dr.: 2005

320 Margie Dr.: 2003, Interior completed 2004

Parking: Ample

Traffic: 7,580 vehicles per day Osgian Blvd

26,700 vehicles per day Watson Blvd

Notes: 318 Margie Dr. contains medical offices for one tenant. 320

Margie Dr. contains medical offices for two tenants.

Located: Located in the Advanced Technology Park on Osgian Blvd. Less than 6 miles from Robins Air Force Base. Convenient to restaurants, hotels and retail.

Sale Price: \$1,650,000

**FOR MORE
INFORMATION
CONTACT**

Ginny Wyatt, CCIM
Associate Broker
(478) 397-2233 (cell)
(478) 971-8000 (office)
gwyatt@fickling.com

Bill Coley
Associate Broker
(478) 955-4123 (cell)
(478) 971-8000 (office)
bcoley@fickling.com

commercial.fickling.com

151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000

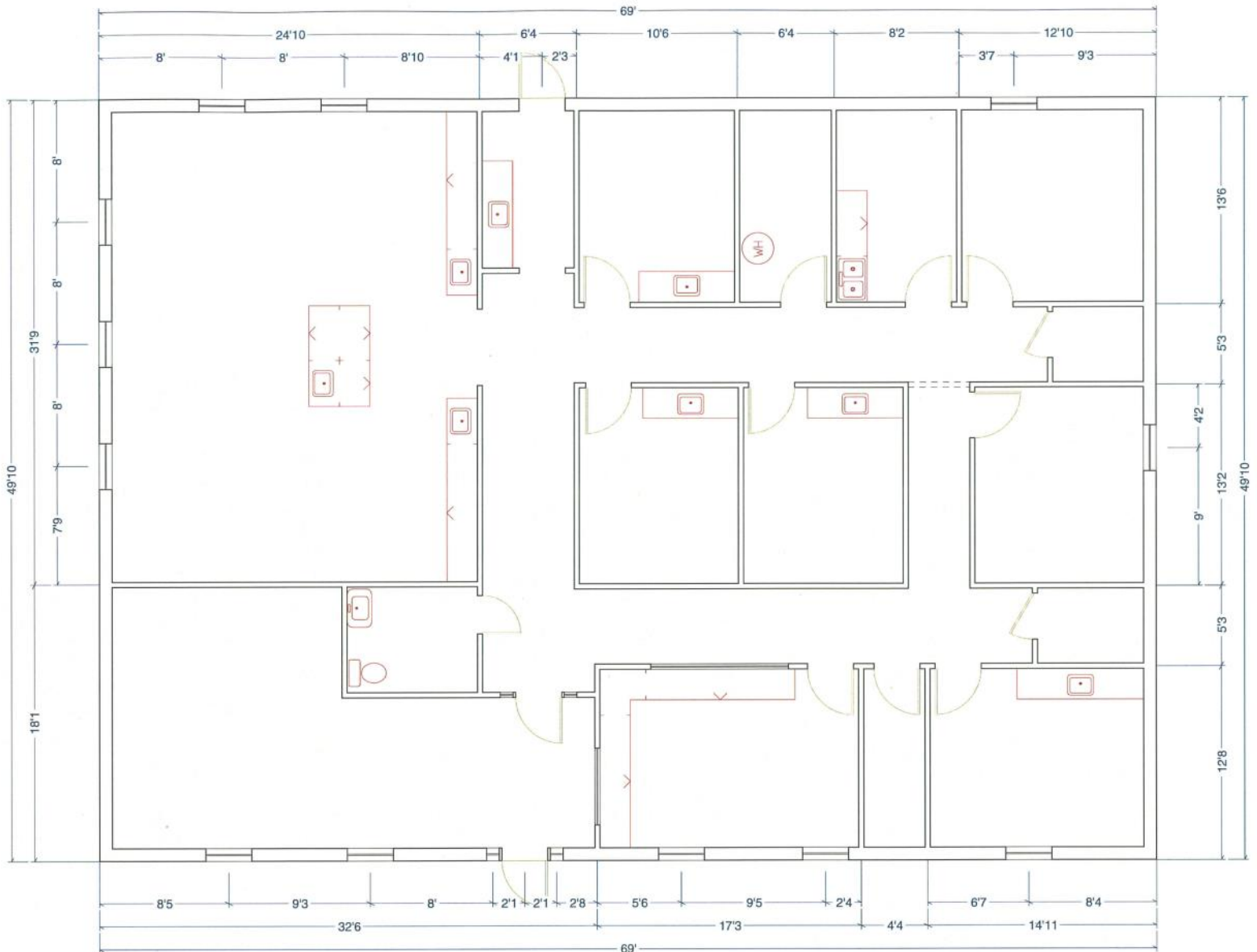
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

Medical/Investment FOR SALE

318 & 320 Margie Drive
Warner Robins, GA 31088



FLOOR PLAN 318 Margie Dr.



**FOR MORE
INFORMATION
CONTACT**

Ginny Wyatt, CCIM
Associate Broker
(478) 397-2233 (cell)
(478) 971-8000 (office)
gwyatt@fickling.com

Bill Coley
Associate Broker
(478) 955-4123 (cell)
(478) 971-8000 (office)
bcoley@fickling.com

commercial.fickling.com

151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000

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

Medical/Investment FOR SALE

318 & 320 Margie Drive
Warner Robins, GA 31088



FLOOR PLAN 320 Margie Dr.



**FOR MORE
INFORMATION
CONTACT**

Ginny Wyatt, CCIM
Associate Broker
(478) 397-2233 (cell)
(478) 971-8000 (office)
gwyatt@fickling.com

Bill Coley
Associate Broker
(478) 955-4123 (cell)
(478) 971-8000 (office)
bcoley@fickling.com

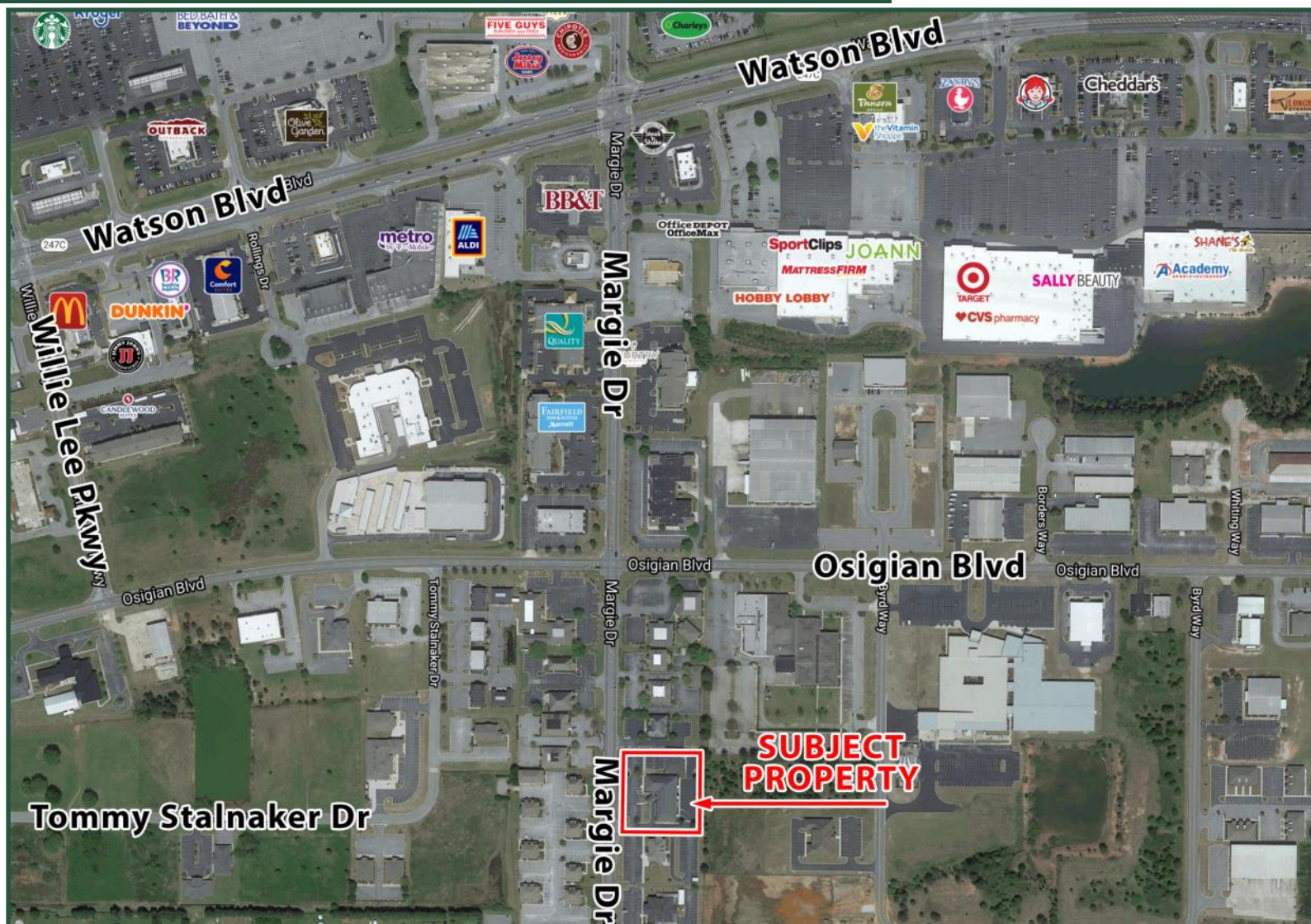
commercial.fickling.com

151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000

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

Medical/Investment FOR SALE

318 & 320 Margie Drive
Warner Robins, GA 31088



2019 Demos	1 Mile	3 Mile	5 Mile
Population	4,746	45,160	106,498
Median Age	35.8	35.3	35.1
Average HHI	\$87,999	\$72,418	\$69,905

**FOR MORE
INFORMATION
CONTACT**

Ginny Wyatt, CCIM
Associate Broker
(478) 397-2233 (cell)
(478) 971-8000 (office)
gwyatt@fickling.com

Bill Coley
Associate Broker
(478) 955-4123 (cell)
(478) 971-8000 (office)
bcoley@fickling.com

commercial.fickling.com

151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000

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