

# Class A Suites Available

312 North Davis Drive

Warner Robins, GA 31093



**Building Size:** 7,738 SF  
**Available Suites:** Suite 1H: 178 SF (First Floor)  
Suite 1I: 180 SF (First Floor)  
Suite 2E: 268 SF (Second Floor)  
**Year Built:** 2002  
**Utilities:** All Provided (Excludes Telecom)  
**Zoning:** C-2  
**Ceiling Height:** 8'  
**Parking:** Provided

**Traffic Counts:** 10,600 VPD - North Davis Dr.

**Description:** Fantastic Class A office suites available. Offices are fully furnished. Common areas include kitchen, restrooms, and reception.

**Location:** Located on North Davis Drive, between Green Street & Watson Boulevard.

**Neighbors:** Warner Robins Air Force Base, Robins Financial Credit Union, Zaxby's, Kentucky Fried Chicken, Taco Bell, Hardee's, Advance Auto Parts, Warner Robins Municipal Court, Georgia Military College, Middle Georgia Community Action Agency, Chevron, and City Hall.

2021 Demographics	1 Mile	3 Mile	5 Mile
Population	6,763	39,729	77,567
Median Age	32.7	34.3	34.7
Average HHI	\$37,449	\$54,732	\$66,642

## Full Service Lease Price: Contact Agent

**FOR MORE  
INFORMATION  
CONTACT**

Lan Heath, Commercial Sales & Leasing  
478-731-5899 (C)  
478-746-9421 (O)  
[lheath@fickling.com](mailto:lheath@fickling.com)

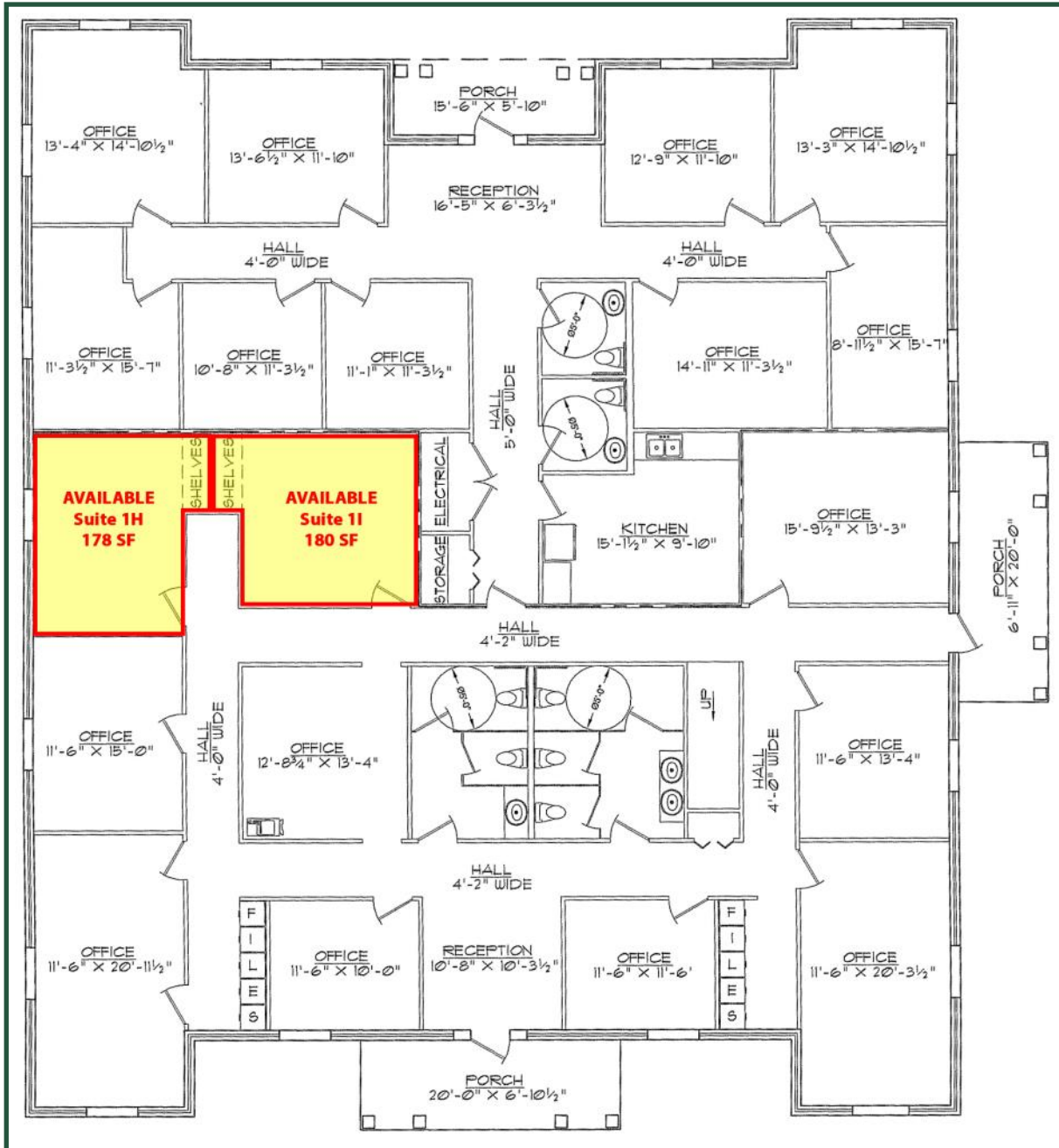
[commercial.fickling.com](http://commercial.fickling.com)

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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## FLOOR PLAN - FIRST FLOOR



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## FLOOR PLAN - SECOND FLOOR



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## Photos



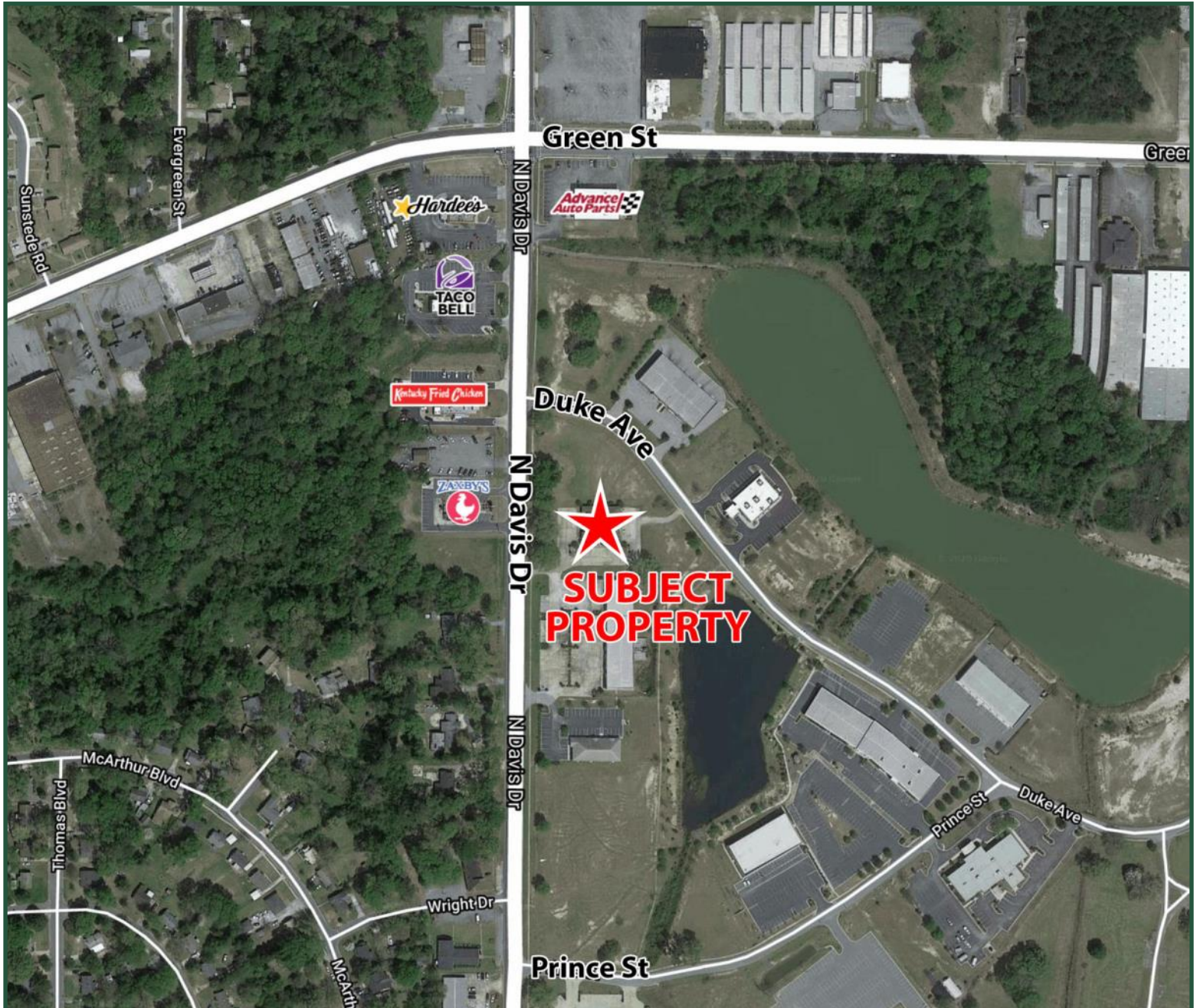
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## AERIAL



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