



WARNER ROBINS OFFICE FOR LEASE

470 S HOUSTON LAKE ROAD, SUITE 300, WARNER ROBINS, GA 31088

CONTACT AGENT FOR LEASE RATE



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PROPERTY INFORMATION

- ±8,000 SF Situated on ±1.63 Acres
- Functional office layout featuring 18 private offices, (2) conference rooms, kitchenette, IT room, community room and separate men's and women's restrooms
- Zoned: C-2 (Commercial)
- Built in 1999
- Ample shared parking
- Located on S Houston Lake Road between Watson Boulevard (247 Connector) & Russell Parkway
- Convenient to restaurants, retail, professional office complexes & I-75 (Exit 146)



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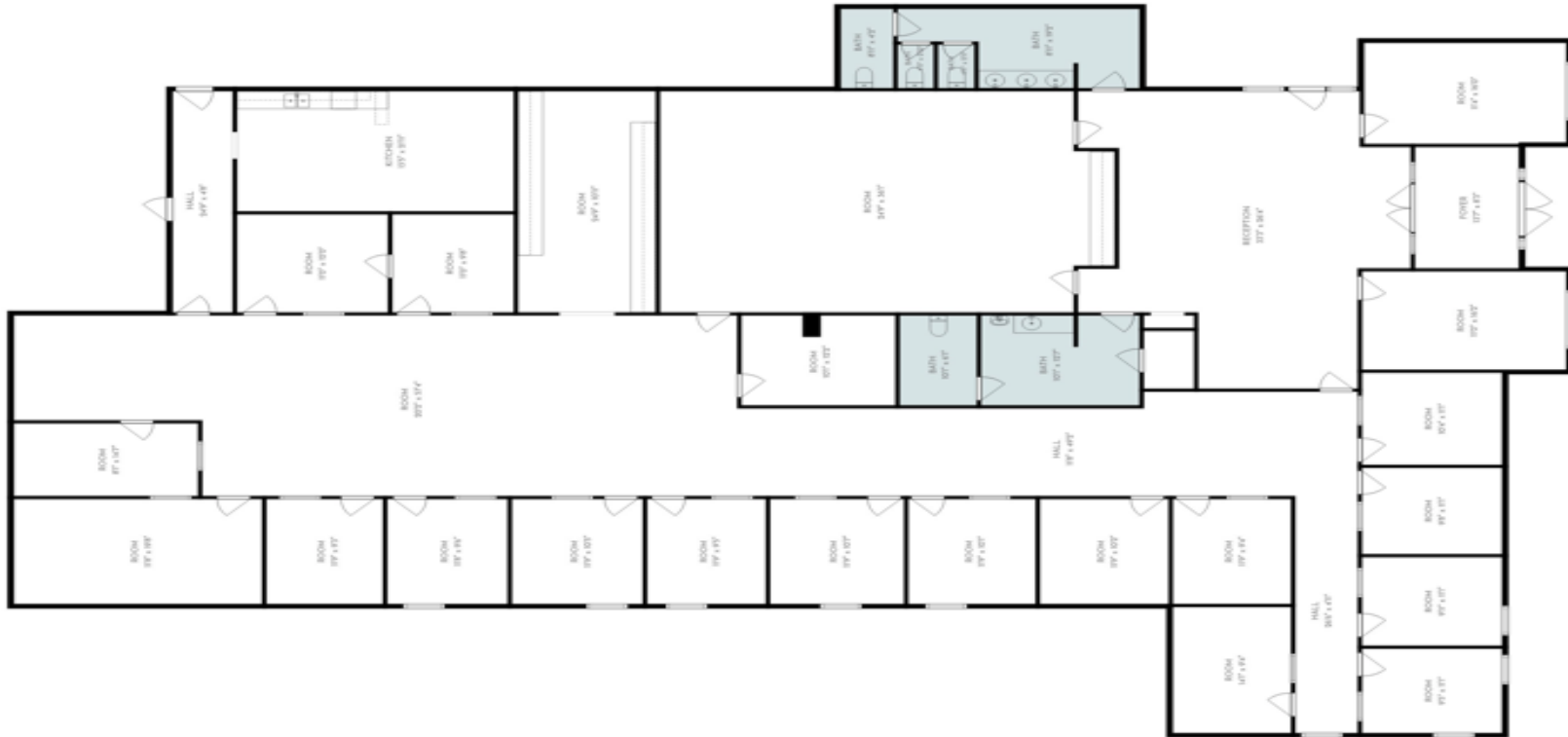
ADDITIONAL
PHOTOS



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FLOOR PLAN



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DEMOGRAPHICS

470 S Houston Lake Road - Warner Robins, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	5,967	59,637	121,931
2030 ESTIMATED POPULATION	6,227	62,333	127,699
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	2,605	24,265	48,064
2030 HOUSEHOLD ESTIMATES	2,746	25,494	50,598
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$72,657	\$86,248	\$88,801
2030 HH INCOME ESTIMATE	\$79,251	\$94,749	\$97,434

AVERAGE INCOME



\$86,248

POPULATION



59,637

HOUSEHOLDS



24,265

UNEMPLOYMENT



3.2%

LABOR FORCE



4,796

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MAP



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