

# HOUSTON CROSSING

813 NORTH HOUSTON ROAD • WARNER ROBINS, GA

1,400 SF - 8,450 SF  
RETAIL/FLEX SPACE

FOR LEASE

With Rents from

\$6.00 - \$9.00 psf

(Includes: CAM, Taxes & Insurance)



For information, contact:

**Larry Crumbley**

CCIM, CPM, SIOR

478.746.9421 office

478.803.4113 main

478.737.3381 cell

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A Full Service Real Estate Company

**Commercial Division**

577 Mulberry Street

P.O. Box 310

Macon, GA 31202

(478) 746-9421

(478) 742-2015 FAX

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

## Recently Renovated Stores



### New Anchor:

- New 28,000 SF Anchor Sun Beauty Supply

### Retail Market:

- Recent additions to the Retail Market include Walmart Neighborhood Market and Ollie's Bargain Outlet.

### Location:

- Located at the corner of Elberta Road and North Houston Road which is in a HUB Zone area.
- Nearby businesses include: New Walmart Neighborhood Market, Ollie's Bargain Outlet, Piggly Wiggly, CVS, Sun Beauty Supply, Fred's, Family Dollar, American Deli House and many more.

### Flexibility:

- Open suites with abundant front and rear parking mean flexibility for many uses.

### Access:

- Excellent access from Elberta Road and North Houston Road.

### TRAFFIC COUNTS

Street	Vehicles Per Day
N Houston Road	15,900
Elberta Road	10,300

### 2019 DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	9,310	51,256	91,719
Median HH Income	\$43,121	\$45,739	\$55,387
Median Age	36.1	35.2	34.9

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## AVAILABLE SQUARE FOOTAGE:

- ~~Suite 1:~~ 1,140 sf ~~Leased~~ Mostly open space. Rent: \$800/month
- ~~Suite 2:~~ 2,160 sf ~~Leased~~ Has large doors. Could be divided.
- Suite 5: 8,450 sf Open space. Previously Citi Trends. Pylon road signage available. Rent: \$4,800/month
- Suite 6: 3,200 sf Mostly open. Ready for occupancy. Rent: \$2,400/month (Call Agent For Incentives)
- Suite 7: 1,400 sf Mostly open space. Ready for occupancy. Rent: \$1,000/month
- ~~Suite 8:~~ 1,400 sf ~~Leased~~ Rent: \$1,000/month

**NOTE: Adjacent Suites can be combined in different combinations.**



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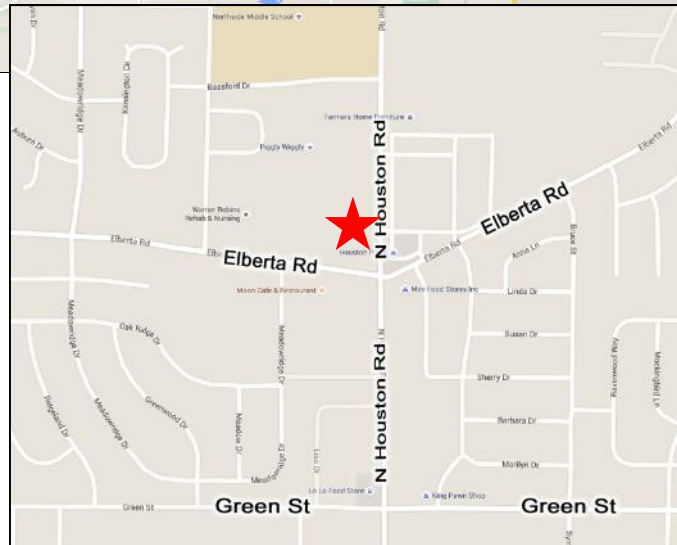
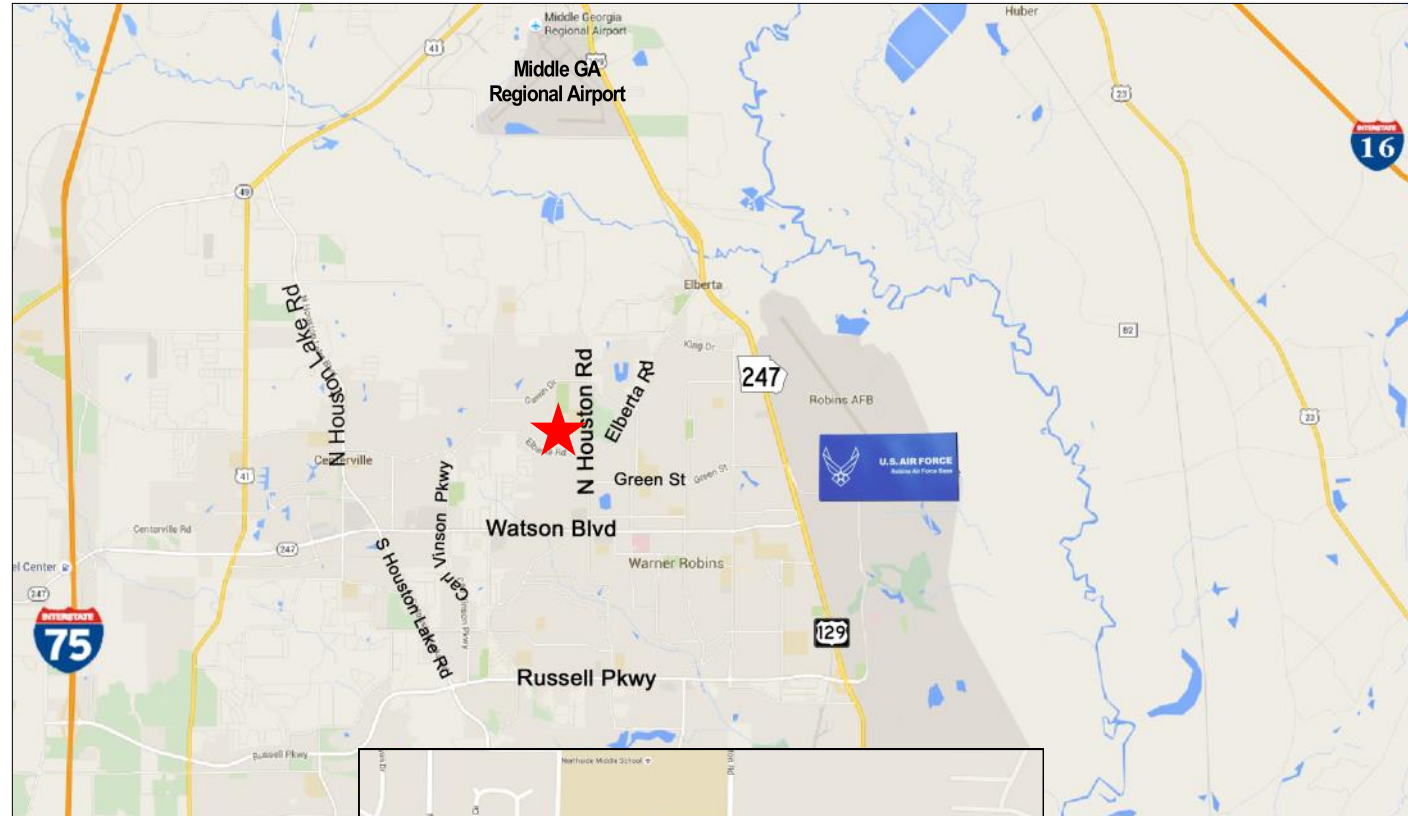
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