

Professional Office for Lease - Smithville
225 Smithville Church Road
Warner Robins, GA 31088



- Size:** 2 bldgs: 24,000 sf & 9,600 sf
- Built:** 2007
- Lot Size:** 2.6 acres
- Parking:** 135 spaces
- Zoning:** M-2 General Industrial
- Utilities:** All utilities available
- Taxes:** \$ 25,039 (2018)
(City & County combined)
- Notes:** Center is convenient to Houston Lake Road and Margie Drive. Ideal location for office, service companies and retail.

Lease Rate:
\$10.00/sf NNN
NNN expenses:
\$1.75 PSF (estimate)

Current Tenants:

- Southern Accent Salon
- Cooks Pest Control
- Better Homes & Gardens Success Realty
- Dr. Wheeler Chiropractic Clinic
- OBGYN, LLC
- Inspire Pilates Studio
- Float Robins

Available Suites:

- Suite 800 - 2,400 sf Medical Office Floor Plan
 - Suite 900 - 2,400 sf Unfinished Shell
 - Suite 1000 - 2,400 sf Unfinished Shell
- * Suites 800, 900, and 1000 can be combined up to 7,200 sf**

**FOR MORE
INFORMATION
CONTACT**

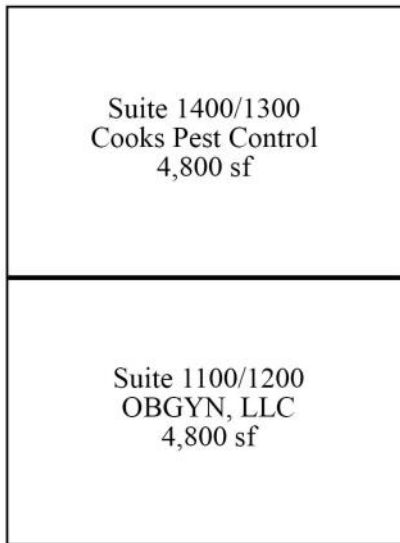
Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

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

Site Plan



Building 1

Front of Bldg



Building 2

Smithville Church Road
 (Entrance to Center)

**FOR MORE
 INFORMATION
 CONTACT**

Trip Wilhoit, CCIM, ALC
 478-746-9421 (O)
 478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
 478-746-9421 (O)
 478-951-5100 (C)
patty@fickling.com

commercial.fickling.com

Professional Office for Lease - Smithville
 225 Smithville Church Road
 Warner Robins, GA 31088



| 2019 Demos | 1 Mile | 3 Mile | 5 Mile |
|------------|-----------|----------|----------|
| Population | 5,233 | 53,075 | 111,398 |
| Avg. HHI | \$74, 171 | \$73,487 | \$69,650 |
| Median Age | 34.4 | 35.8 | 35.2 |

**FOR MORE
 INFORMATION
 CONTACT**

Trip Wilhoit, CCIM, ALC
 478-746-9421 (O)
 478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
 478-746-9421 (O)
 478-951-5100 (C)
patty@fickling.com

commercial.fickling.com