

LEASE

MULTI-TENANT RETAIL/OFFICE CONDOMINIUMS

748 N Houston Road, Warner Robins, Houston County, GA 31093



**LEASE RATE: \$950.00/MONTH
MODIFIED GROSS**

LOCATION OVERVIEW

- Subject property is located near the intersection of Elberta Road and N Houston Road
- Average Daily Traffic Count: 17,400± VPD
- Convenient to restaurants, shopping and banks
- 2.5 miles from Robins Air Force Base
- 1.5 miles from Houston Medical Center

PROPERTY OVERVIEW

- Available Suite: Building D - Suite "H"
 - 982± SF Office / Retail Suite
 - Two fixture bath
 - Break area with sink
- Central heat and air conditioning
- Front door parking
- Zoned C2
- Water charge based on consumption in addition to rent

THOMAS RHODES
706.615.5233 Cell
trhodes@cbcworldwide.com

990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**

EBERHARDT & BARRY

Revised 1/25/23

LEASE

MULTI-TENANT RETAIL/OFFICE CONDOMINIUMS

748 N Houston Road, Warner Robins, Houston County, GA 31093

LOCATION:	Subject property is located near the new Wal-Mart Neighborhood Market and Houston Healthcare.
AVAILABLE SUITE:	Building D: - Unit "H" - 982± SF Office / Retail
BUILDING CONSTRUCTION:	<ul style="list-style-type: none">• Brick / Vinyl exterior• Nice interior build-outs
YEAR BUILT:	1997
HVAC:	Central air & heat
PLUMBING:	<ul style="list-style-type: none">• Two fixture bath per condominium• Break areas have sink.• Unit "F" has shower.
ROOF:	Frame roof system
FLOORING:	Carpet & vinyl
CEILING/ LIGHTING:	<ul style="list-style-type: none">• 9' ceiling height• Recessed fluorescent fixtures
ZONING:	C2
PARKING:	Asphalt paved parking
UTILITIES:	<ul style="list-style-type: none">• All public utilities serve the site.• Water charge based on consumption
LEASE RATE:	\$950 PER MONTH / Modified Gross

LEASE

MULTI-TENANT RETAIL/OFFICE CONDOMINIUMS

748 N Houston Road, Warner Robins, Houston County, GA 31093

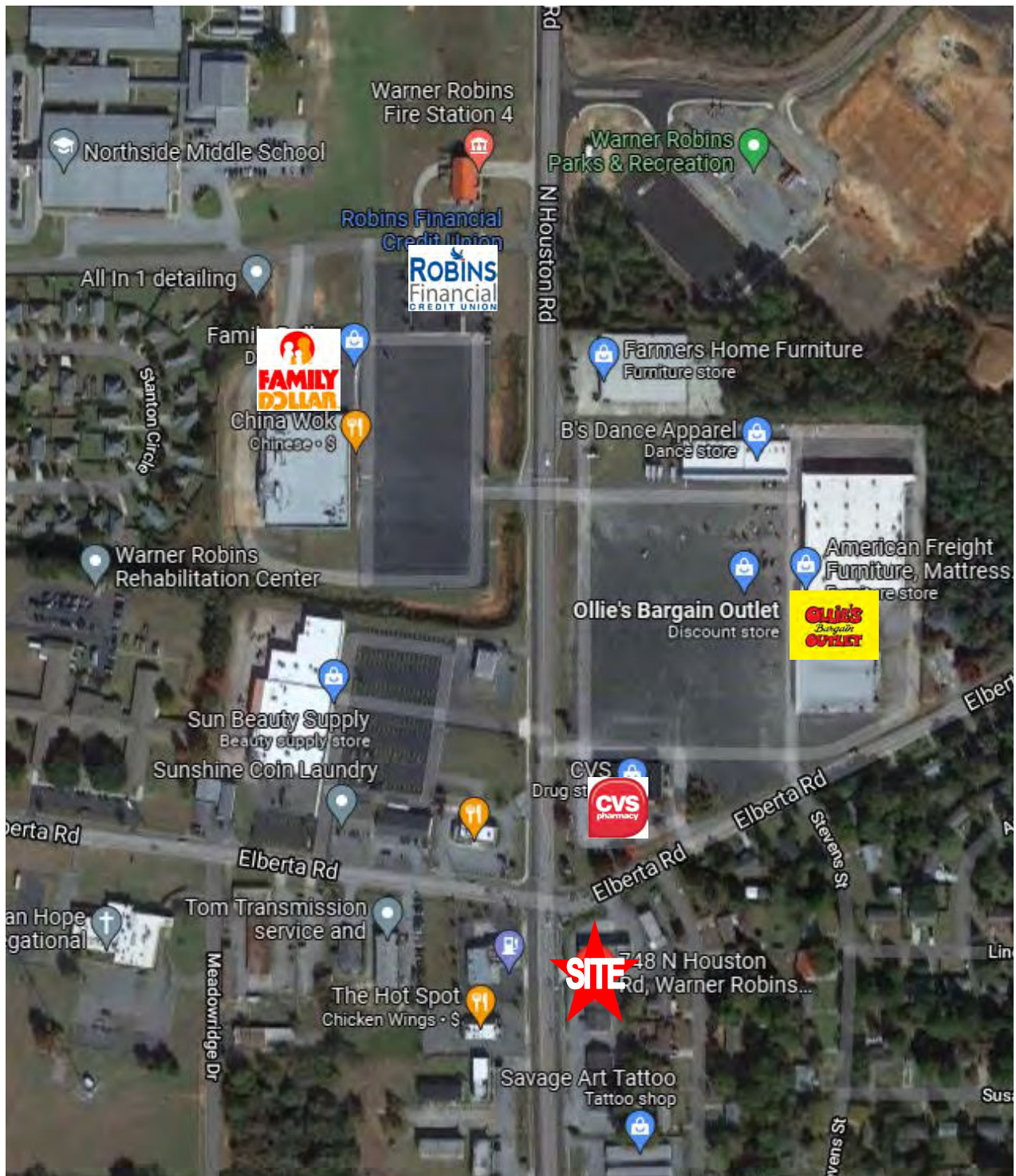


LEASE

MULTI-TENANT RETAIL/OFFICE CONDOMINIUMS

748 N Houston Road, Warner Robins, Houston County, GA 31093

AERIAL MAP



LEASE

MULTI-TENANT RETAIL/OFFICE CONDOMINIUMS

748 N Houston Road, Warner Robins, Houston County, GA 31093

LOCATION MAP



DEMOGRAPHICS - HOUSTON COUNTY

Houston County, GA 9
Houston County, GA (13153)
Geography: County

Prepared by Esri

KEY FACTS

169,328

Population



Average Household Size

36.9

Median Age

\$71,418

Median Household Income

EDUCATION

7%

No High School Diploma



27%

High School Graduate



35%

Some College



31%

Bachelor's/Grad/Prof Degree

BUSINESS



4,134

Total Businesses



99,515

Total Employees

EMPLOYMENT



63%

White Collar



24%

Blue Collar



13%

Services



Unemployment Rate

INCOME



\$71,418

Median Household Income



\$34,612

Per Capita Income



\$129,105

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (18.1%)

The smallest group: \$200,000+ (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	9.0%	+0.1%	
\$15,000 - \$24,999	5.2%	-2.5%	█
\$25,000 - \$34,999	8.0%	0	
\$35,000 - \$49,999	12.0%	+0.5%	█
\$50,000 - \$74,999	17.6%	-0.4%	█
\$75,000 - \$99,999	16.2%	+2.9%	█
\$100,000 - \$149,999	18.1%	+1.6%	█
\$150,000 - \$199,999	8.9%	+1.4%	█
\$200,000+	5.0%	-3.5%	█

Bars show deviation from 13 (Georgia)