

# LEASE

## HOUSTON COMMONS - STOREFRONT RETAIL / OFFICE 154 S HOUSTON LAKE ROAD, WARNER ROBINS, GEORGIA 31088



### PROPERTY OVERVIEW AVAILABLE SUITES

- **Suite 900 - 510± SF (See Page 2)**  
Base Lease Rate: \$975.00/MO + CAM
  - Open area
  - Restroom
  - Shop with roll-up door
- **Suite 1100 - 850± SF (See Page 3)**  
Base Lease Rate: \$1,452.08/MO + CAM
  - Showroom
  - Large work area
  - Restroom
  - Shop with roll-up door
- Minimum three (3) year lease
- Signage available on the façade and pylon
- Zoned C2

### LOCATION OVERVIEW

- Located near the signalized intersection of Watson Boulevard & S Houston Lake Rd.
- Average Daily Traffic Count: 30,300 VPD
- 3.5 miles from Houston Healthcare
- 6.5 miles to Robins Air Force Base

### TENANT LIST

Access Loan Company  
Diamond In The Rough  
Glitz & Glamour  
House of Fadez Barbershop  
It's Knot Just Hair  
Kim's Tailor  
Loc Shop Hair Salon  
Reboot Hub  
Waxology by Sedra

**BRADLEY "BRAD" BLOODWORTH**  
478.951.3712 Cell  
bradley.bloodworth@cbcworldwide.com

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



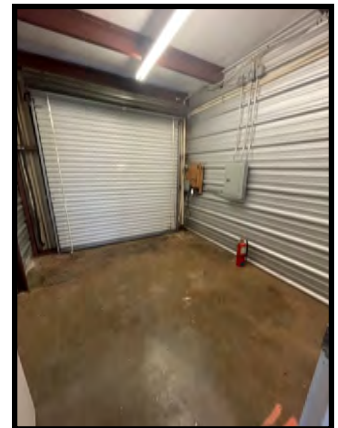
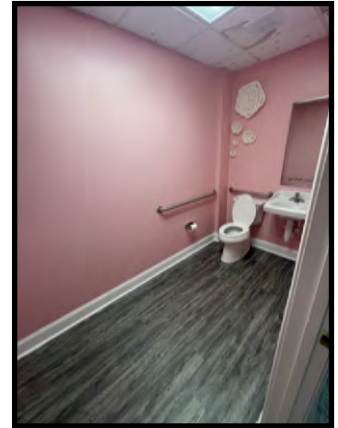
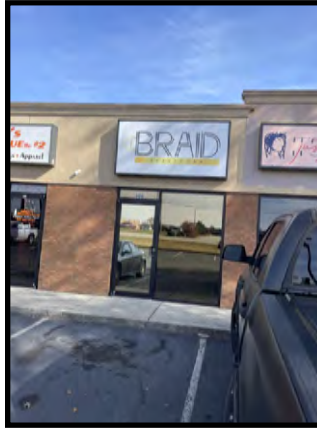
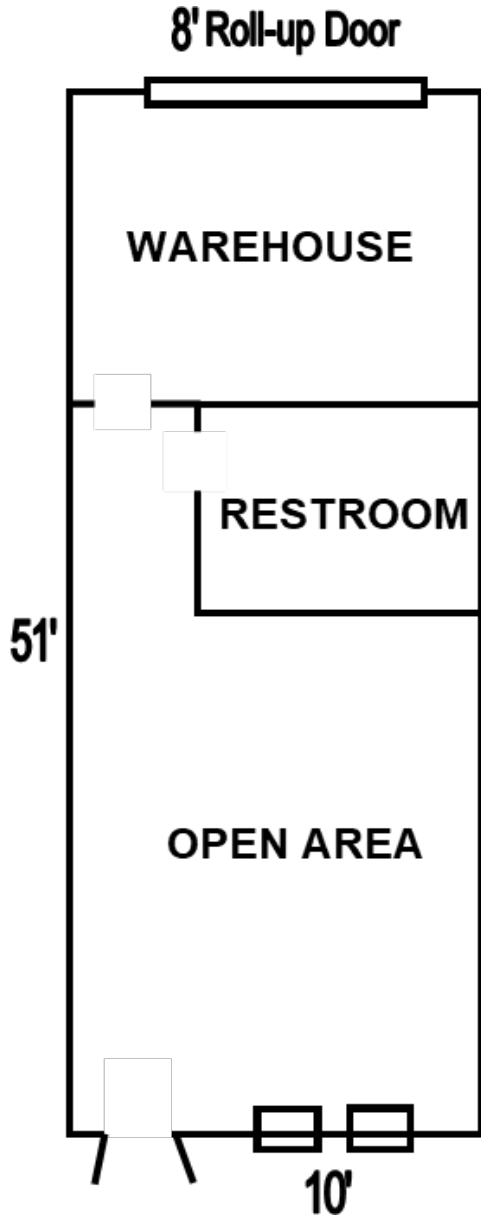
**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

Revised 12/8/23

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154 S HOUSTON LAKE ROAD, WARNER ROBINS, GEORGIA 31088

## SUITE 900 - 510± SF

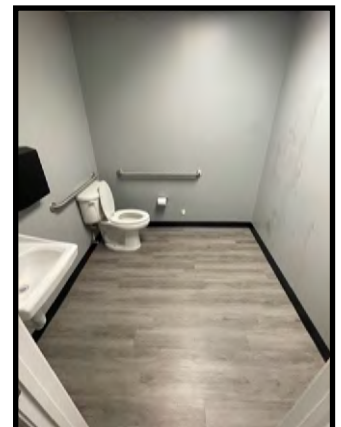
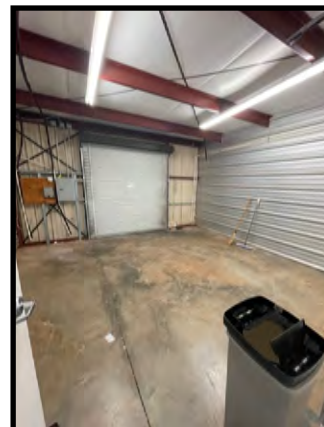
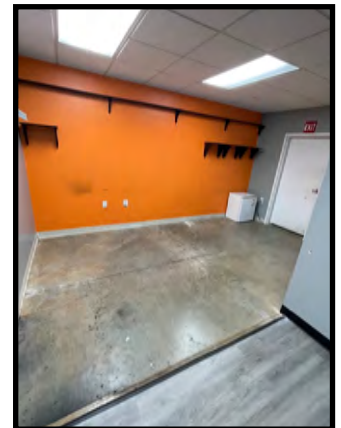
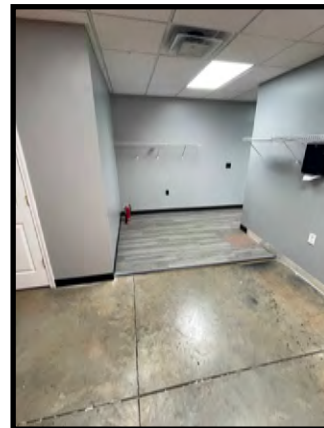
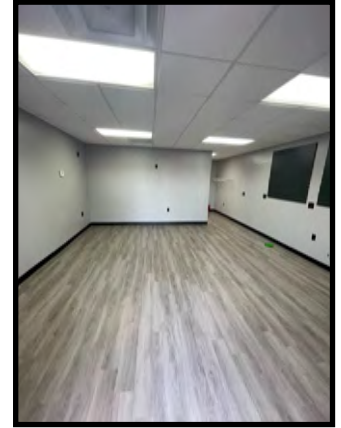
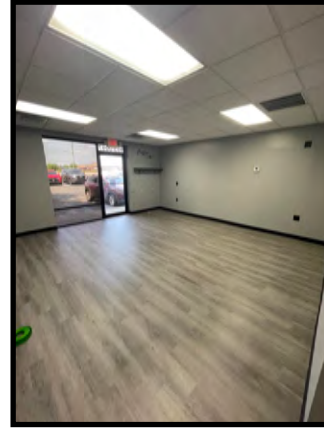
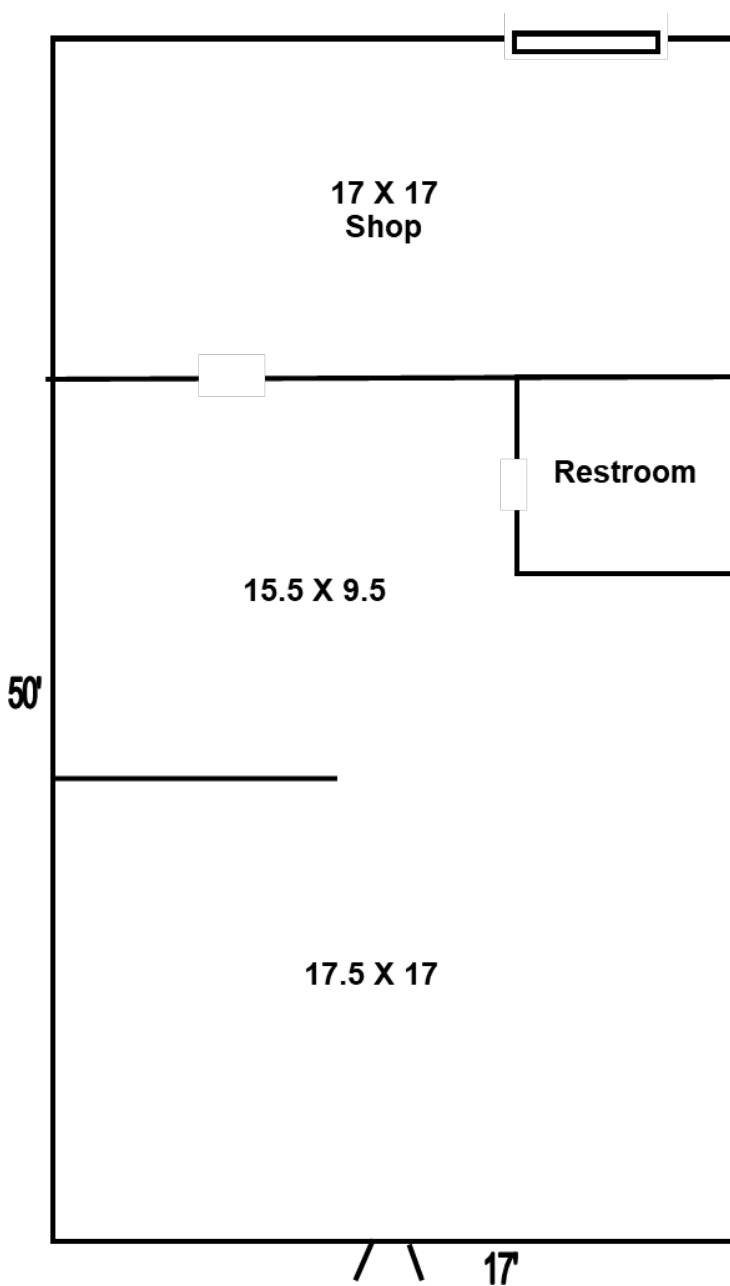


**BASE LEASE RATE:  
\$975.00/MONTH**  
**CAM, T & I, UTILITIES:  
\$200.00/MONTH (ESTIMATED)**

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154 S HOUSTON LAKE ROAD, WARNER ROBINS, GEORGIA 31088

## SUITE 1100 - 850± SF



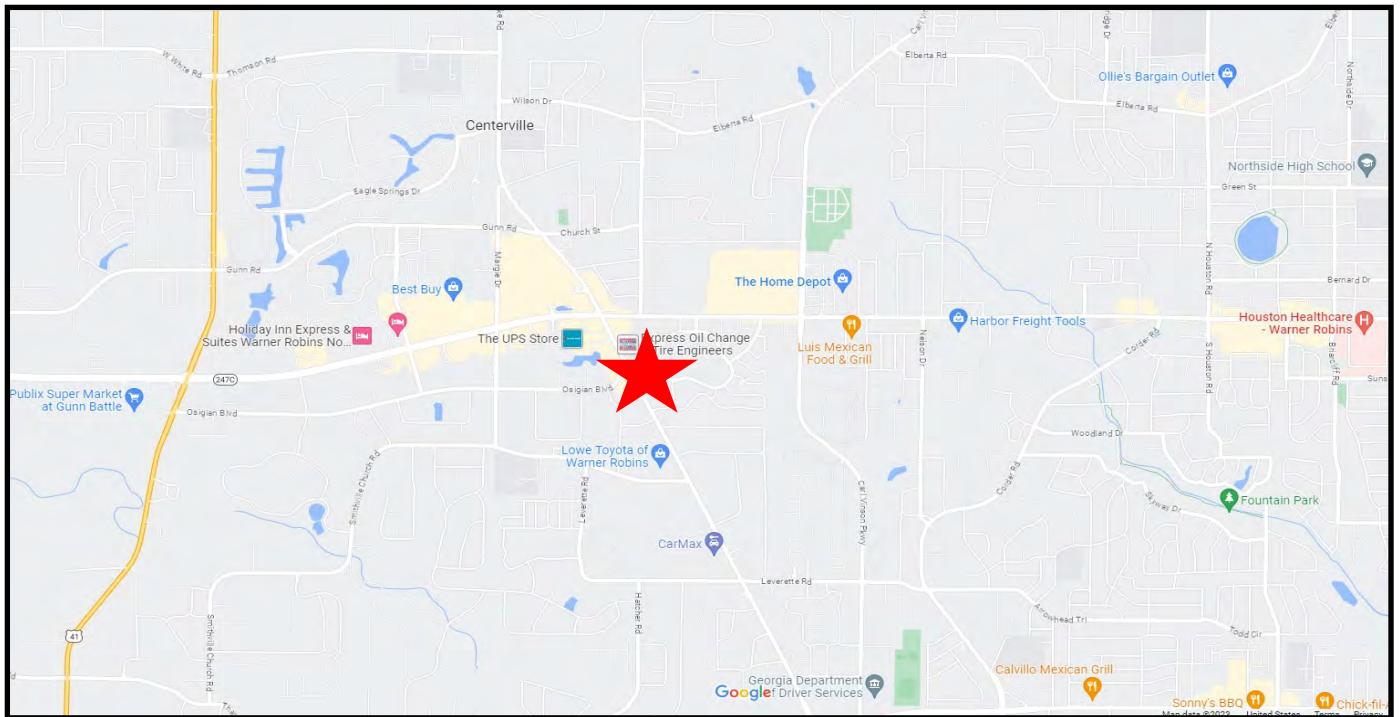
**BASE LEASE RATE:  
\$20.50/PSF OR \$1,452.08/MONTH**

**CAM, T & I, UTILITIES:  
\$325.00/MONTH (ESTIMATED)**



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COMMERCIAL**  
EBERHARDT & BARRY

### DEMOGRAPHICS - ONE MILE

154 S Houston Lake Rd, Warner Robins, Georgia, 31088 2 (1 mile)  
154 S Houston Lake Rd, Warner Robins, Georgia, 31088  
Ring of 1 mile

Prepared by Esri  
Latitude: 32.61372  
Longitude: -83.67947

#### KEY FACTS

6,158

Population



2.2

Average Household Size

36.1

Median Age

\$57,454

Median Household Income

#### EDUCATION

10%

No High School Diploma



27%

High School Graduate



35%

Some College



28%

Bachelor's/Grad/Prof Degree

#### BUSINESS



667

Total Businesses



7,518

Total Employees

#### EMPLOYMENT



58%

White Collar



30%

Blue Collar



12%

Services



Unemployment Rate

#### INCOME



\$57,454

Median Household Income



\$32,649

Per Capita Income



\$73,093

Median Net Worth

#### Households By Income

The largest group: \$50,000 - \$74,999 (21.7%)

The smallest group: \$200,000+ (3.1%)

Indicator ▲	Value	Diff	
<\$15,000	10.2%	+1.2%	
\$15,000 - \$24,999	4.8%	-0.4%	
\$25,000 - \$34,999	12.7%	+4.7%	
\$35,000 - \$49,999	13.7%	+1.7%	
\$50,000 - \$74,999	21.7%	+4.1%	
\$75,000 - \$99,999	17.4%	+1.2%	
\$100,000 - \$149,999	11.0%	-7.1%	
\$150,000 - \$199,999	5.4%	-3.5%	
\$200,000+	3.1%	-1.9%	

Bars show deviation from Houston County

### DEMOGRAPHICS - THREE MILE

154 S Houston Lake Rd, Warner Robins, Georgia, 31088 3 (3 miles)  
154 S Houston Lake Rd, Warner Robins, Georgia, 31088  
Ring of 3 miles

Prepared by Esri  
Latitude: 32.61372  
Longitude: -83.67947

#### KEY FACTS

54,222

Population



2.5

Average Household Size

37.5

Median Age

\$67,351

Median Household Income

#### EDUCATION

6%

No High School Diploma



29%

High School Graduate



34%

Some College



31%

Bachelor's/Grad/Prof Degree

#### BUSINESS



1,739

Total Businesses



20,858

Total Employees

#### EMPLOYMENT



64%

White Collar



25%

Blue Collar



11%

Services



4.7%

Unemployment Rate

#### INCOME



\$67,351

Median Household Income



\$35,429

Per Capita Income



\$132,676

Median Net Worth

#### 2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (22.1%)

The smallest group: \$200,000+ (4.4%)

Indicator ▲	Value	Diff	
<\$15,000	7.4%	-0.7%	
\$15,000 - \$24,999	5.4%	-0.6%	
\$25,000 - \$34,999	8.0%	+1.6%	
\$35,000 - \$49,999	12.1%	+1.9%	
\$50,000 - \$74,999	22.1%	+3.2%	
\$75,000 - \$99,999	16.3%	+0.3%	
\$100,000 - \$149,999	18.6%	-0.8%	
\$150,000 - \$199,999	5.7%	-2.8%	
\$200,000+	4.4%	-2.1%	

Bars show deviation from 13153 (Houston County)

### DEMOGRAPHICS - FIVE MILE

154 S Houston Lake Rd, Warner Robins, Georgia, 31088 3 (5 miles)  
154 S Houston Lake Rd, Warner Robins, Georgia, 31088  
Ring of 5 miles

Prepared by Esri  
Latitude: 32.61372  
Longitude: -83.67947

#### KEY FACTS

117,049

Population



Average Household Size

36.2

Median Age

\$67,927

Median Household Income

#### EDUCATION

7%

No High School Diploma



31%

High School Graduate



32%

Some College



30%

Bachelor's/Grad/Prof Degree

#### BUSINESS



3,086

Total Businesses



51,674

Total Employees

#### EMPLOYMENT



61%

White Collar



24%

Blue Collar



15%

Services



Unemployment Rate

#### INCOME



\$67,927

Median Household Income



\$35,157

Per Capita Income



\$116,315

Median Net Worth

#### 2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$200,000+ (5.3%)

Indicator ▲	Value	Diff	
<\$15,000	8.9%	+0.8%	
\$15,000 - \$24,999	6.4%	+0.4%	
\$25,000 - \$34,999	7.4%	+1.0%	
\$35,000 - \$49,999	11.8%	+1.6%	
\$50,000 - \$74,999	19.8%	+0.9%	
\$75,000 - \$99,999	15.5%	-0.5%	
\$100,000 - \$149,999	18.2%	-1.2%	
\$150,000 - \$199,999	6.8%	-1.7%	
\$200,000+	5.3%	-1.2%	

Bars show deviation from 13153 (Houston County)