

LEASE

STOREFRONT RETAIL / OFFICE / WAREHOUSE

1906 ELBERTA ROAD

WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31093



PROPERTY OVERVIEW

4,200± SF Multi-Tenant Storefront Building

AVAILABLE SUITE

Suite "A": 1,400± SF Retail / Office / Showroom

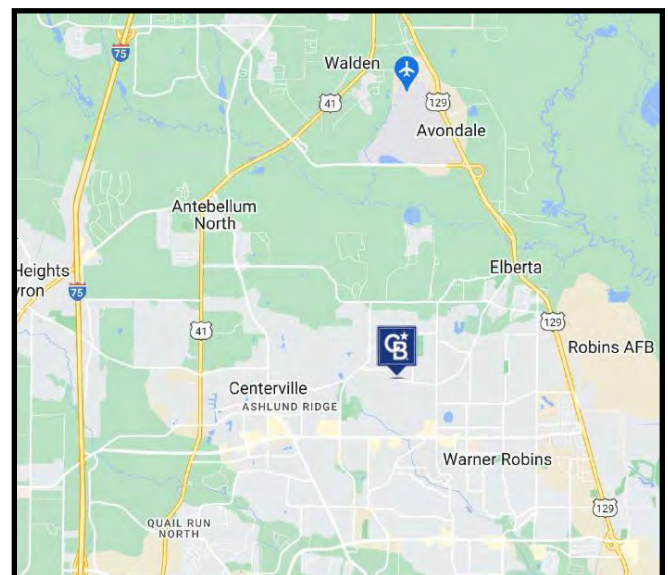
- 440± SF Office
 - Open area
 - One (1) Restroom
- 960± SF Warehouse
 - One (1) 12' roll-up door

Paved Parking Lot

Pylon Signage Available

LOCATION OVERVIEW

- 2 Miles from Watson Boulevard
- 3 Miles from Highway 247
- 4 Miles from Robins Air Force Base
- Zoned C2



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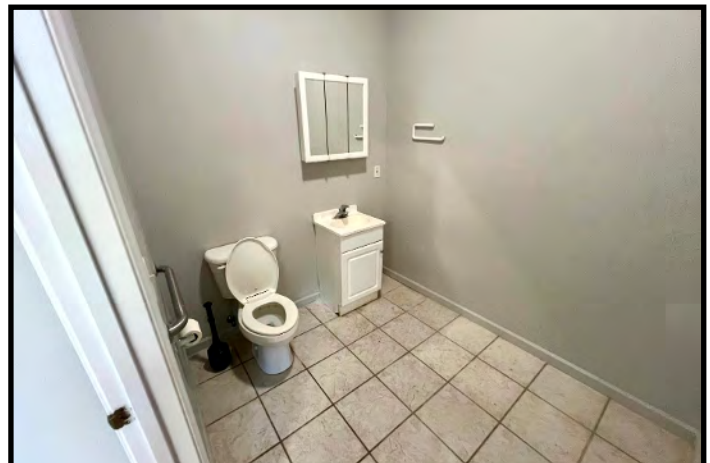
Revised 6/18/25

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PHOTOS - SUITE "A"



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AERIAL MAP



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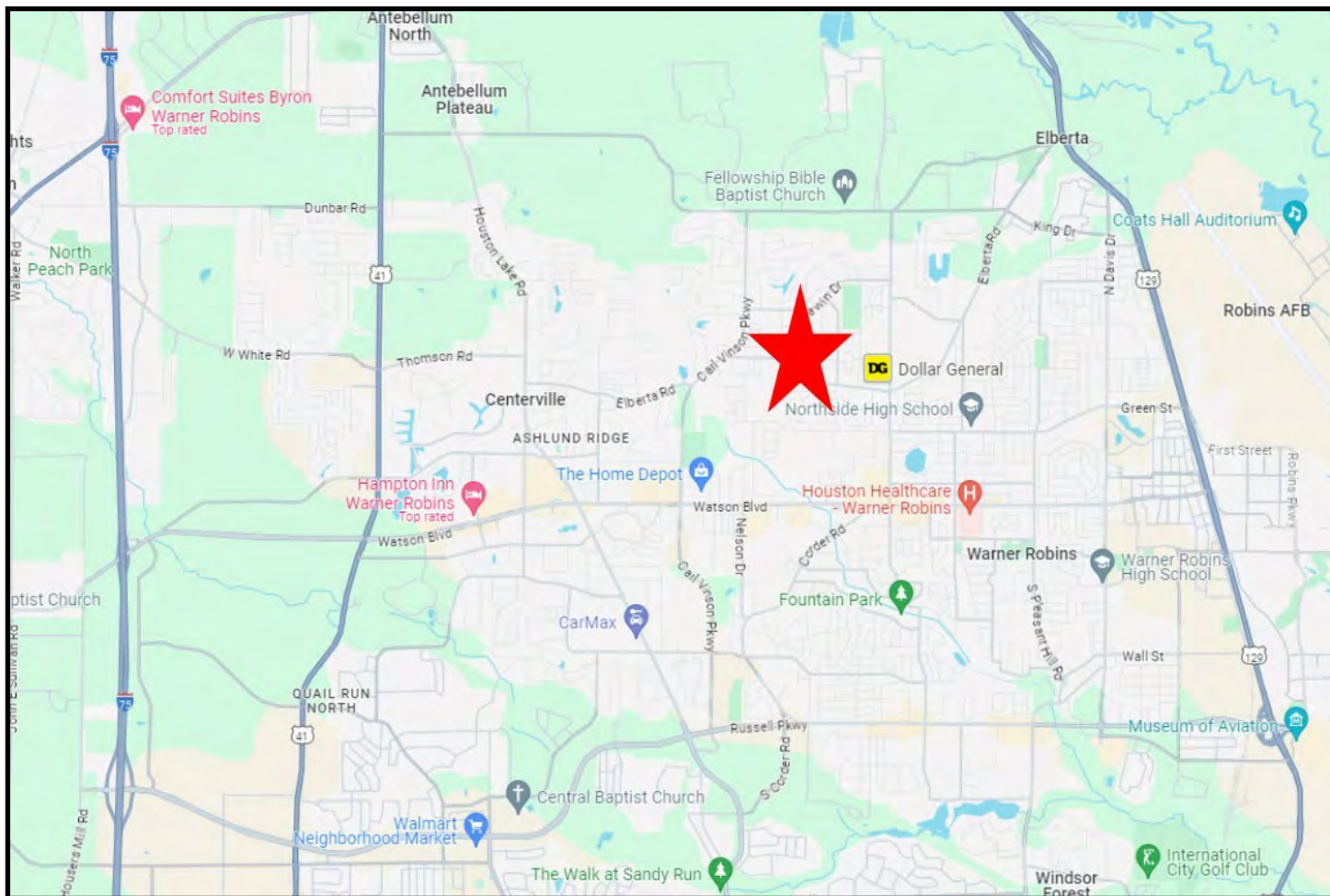
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LOCATION MAP / DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	8,461	52,168	99,690
DAYTIME POPULATION	6,712	50,191	117,354
AVG HOUSEHOLD INCOME	\$70,712	\$70,668	\$83,569

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