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

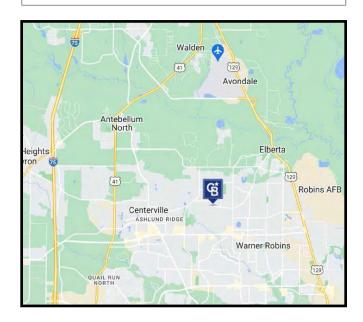
Pylon Signage Available

STEPHANIE FOLSOM, CCIM

478.361.8259 CELL stephanie@cbcgeorgia.com CBCMACON.COM

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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PHOTOS - SUITE "A"









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AERIAL MAP



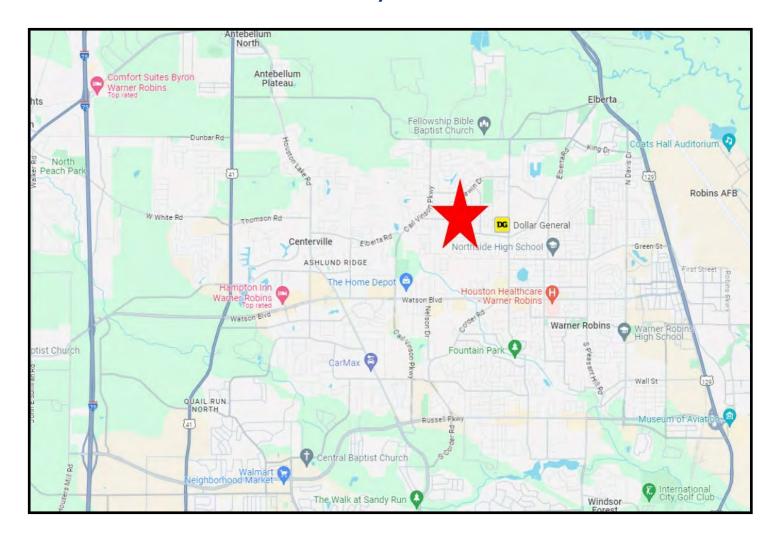


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LOCATION MAP / DEMOGRAPHICS



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

