LEASE

MEDICAL OFFICE SUITE
1570 WATSON BOULEVARD
WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31093

LEASE RATE:
$16.00/PSF, GROSS

LOCATION OVERVIEW

- **Prime Medical Setting:** Across from Emory Hospital Warner Robins, ideal for referrals and collaboration
- **High Visibility:** Located on busy Watson Boulevard with strong traffic counts and signage potential
- **Easy Access:** Convenient entry, ample parking, and proximity to major routes including Interstate 75 and Highway 247
- **Supportive Amenities:** Surrounded by pharmacies, retail, and dining options for patient and staff convenience
- **Growing Market:** Warner Robins' expanding population and strong healthcare sector support long-term growth

PROPERTY HIGHLIGHTS

Excellent opportunity for medical, dental, or outpatient healthcare providers seeking a ready-to-occupy space.

9,630± SF Two-Story Medical Office Building

- Turnkey Medical Office Suite Available:
  - 1st Floor | Suite 120 | 1,550± SF
    $2,066.67/Month, Gross
- **Established Medical Tenancy:** Suite 110 occupied by Physician Consultants of GA / Central Georgia Vascular
- **Suite individually metered** for utilities
- **Newly renovated** interior and common areas
- **Situated on 1.11 Acres**
- **Monument signage** available
- **C-2 Zoning**, allows a wide range of medical and professional office users
- **Shared Parking Lot with Abundant Parking** for patients and staff

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Revised 9/29/26

TURNKEY MEDICAL OFFICE

FIRST FLOOR | "SUITE 120" | 1,550± SF

4 EXAM ROOMS | 2 RESTROOMS | LAB

IDEAL FOR PRIMARY CARE, FAMILY PRACTICE, DENTAL, ORTHODONTIC, OR PHYSICAL THERAPY

VIRTUAL TOUR

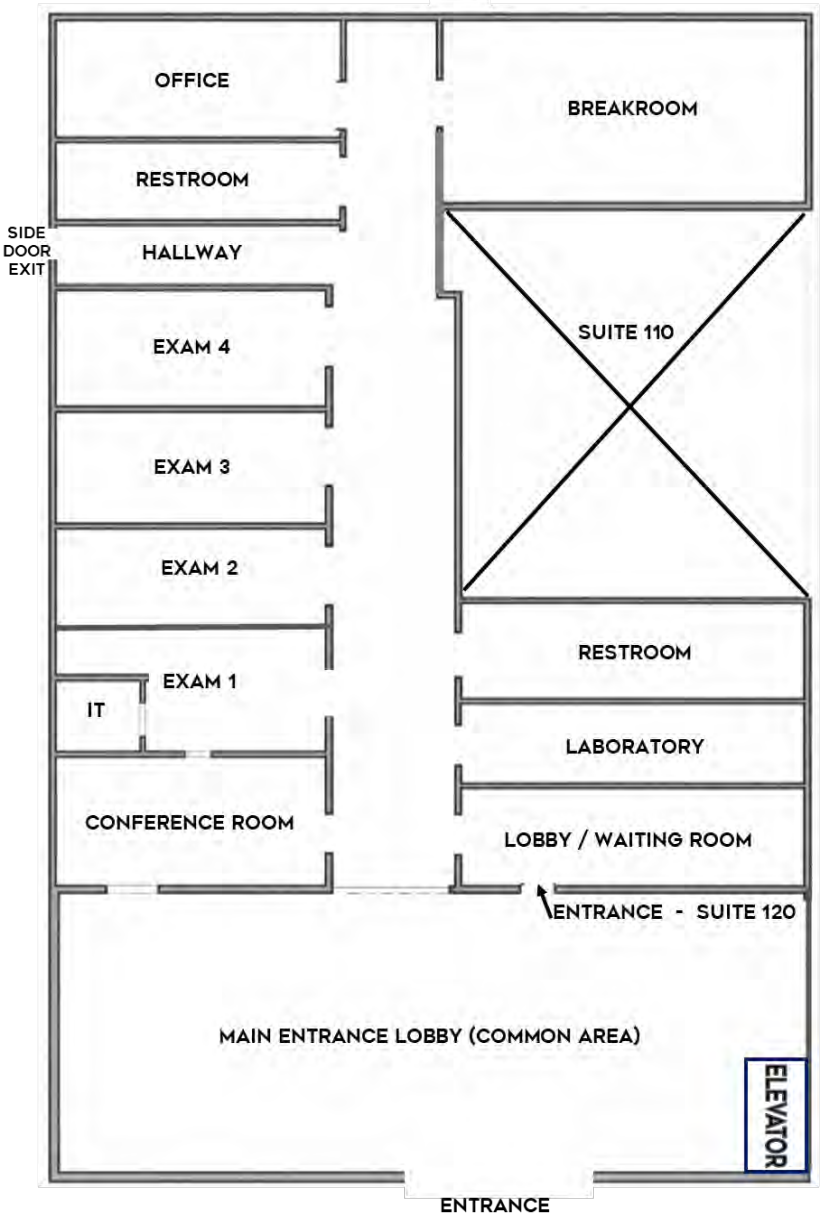
FIRST FLOOR - SUITE 120

1,550± SF

- New HVAC system (4 Zones)
- Wired alarm system
- In-office sound/music system
- Cat-6 data wiring throughout
- Fluorescent lighting
- Acoustical tile ceiling
- LVP flooring

Layout Includes:

- Lobby
- Reception area with two sliding privacy windows
- Four (4) exam rooms with sinks
- Private office
- Conference room
- Laboratory with specimen pass-through window
- Data/IT room
- Breakroom
- Two ADA-compliant restrooms
- Closet with Sink



LEASE RATE: $16.00/PSF, GROSS ($2,066.67/MONTH)

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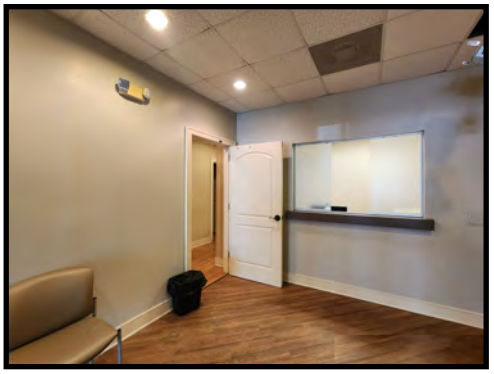
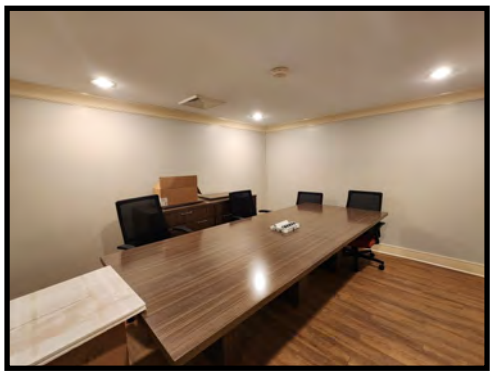
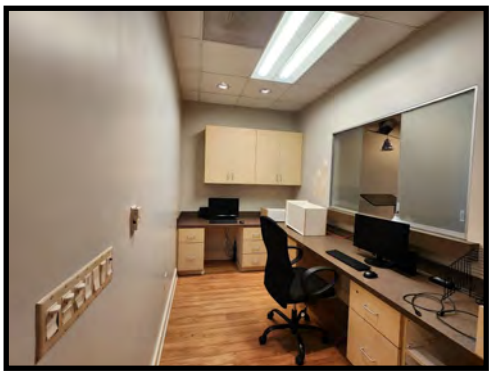
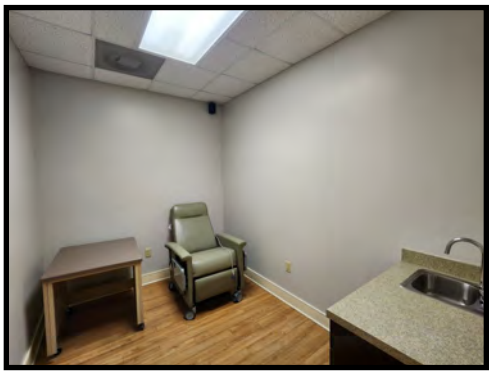
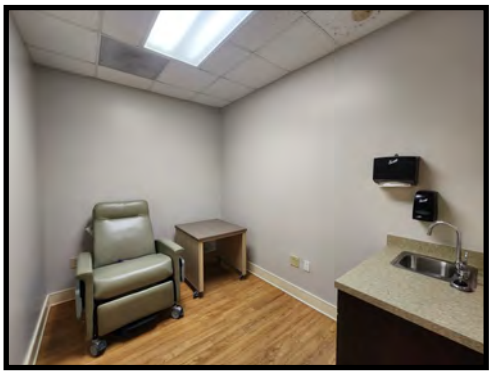
FIRST FLOOR | "SUITE 120" | PHOTOS

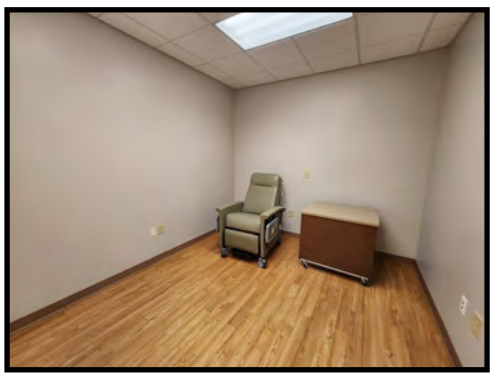


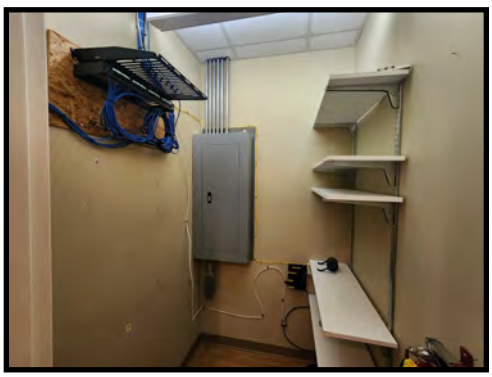


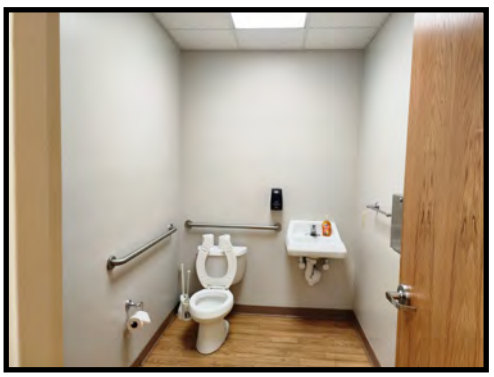












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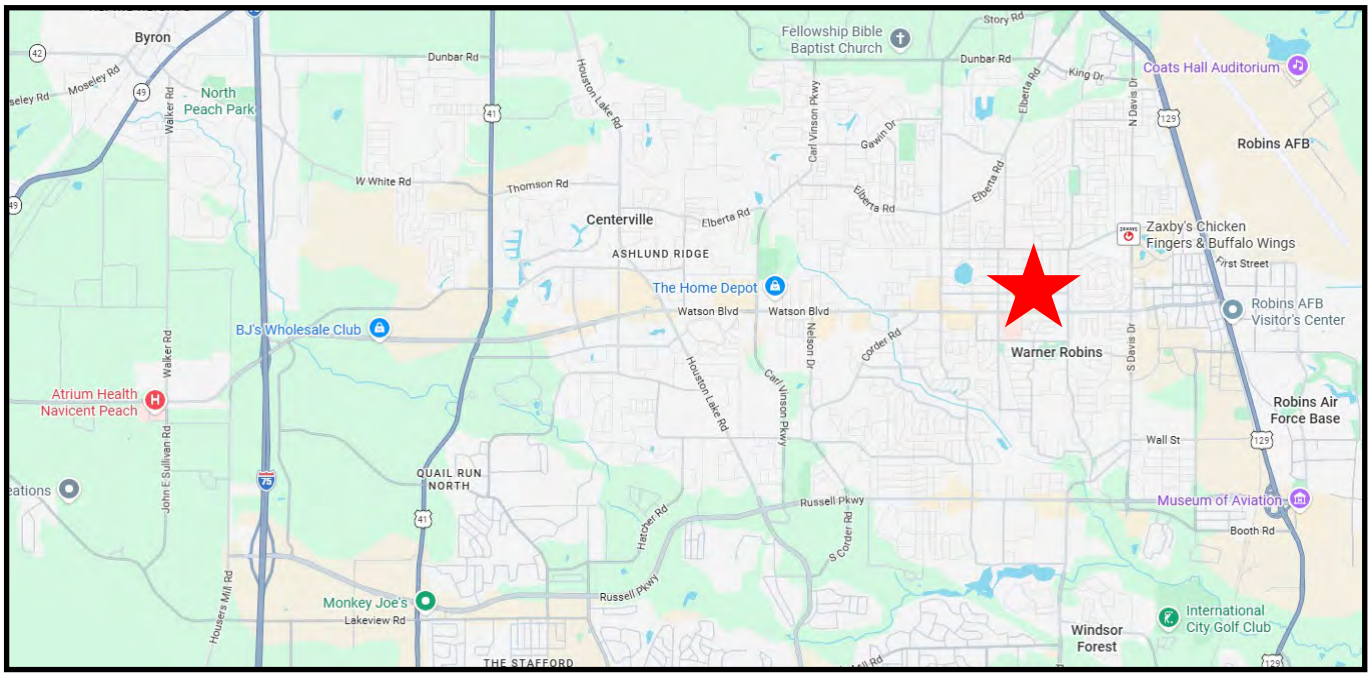

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Houston County, GA (13153)
Geography: County

Key Facts

Houston County, GA 7
Geography: County

KEY FACTS

178,106
Population

37.5
Median Age

2.6
Average Household Size

$79,270
Median Household Income

EDUCATION

6.0%
No High School Diploma

26.9%
High School Graduate

32.7%
Some College/ Associate's Degree

34.4%
Bachelor's/Grad/ Prof Degree

BUSINESS

4,447
Total Businesses

83,766
Total Employees

EMPLOYMENT

61.8%
White Collar

22.0%
Blue Collar

16.2%
Services

3.9%
Unemployment Rate

INCOME

$79,270
Median Household Income

$36,784
Per Capita Income

$196,526
Median Net Worth

2025 Households by income (Esri)

The largest group: $100,000 - $149,999 (22.5%)
The smallest group: $15,000 - $24,999 (4.8%)

Indicator ▲	Value	Diff
<$15,000	8.2%	-0.8%
$15,000 - $24,999	4.8%	-3.7%
$25,000 - $34,999	6.6%	+0.1%
$35,000 - $49,999	10.5%	+0.3%
$50,000 - $74,999	17.0%	+1.1%
$75,000 - $99,999	13.7%	+1.0%
$100,000 - $149,999	22.5%	+4.5%
$150,000 - $199,999	10.3%	+0.9%
$200,000+	6.5%	-6.3%

Bars show deviation from Georgia

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

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