

# Professional Office for Lease—Smithville

225 Smithville Church Road

Warner Robins, GA 31088



**Lease Rate:**  
**\$10.00/sf NNN**

**NNN expenses:**  
**\$1.75 PSF (estimate)**



**Size:** 2 bldgs.: 24,000 sf & 9,600 sf  
**Available Suites:** 2,400 sf, 4,800 sf, up to 7,200sf available. Owner will combine spaces.

Suite 800—built out for office

**Built:** 2007

**Lot Size:** 2.6 acres

**Parking:** 135 spaces

**Zoning:** M-2—General Industrial

**Utilities:** All utilities available

**2017 Taxes:** \$ 22,519  
(City & County combined)

### Notes:

Center is convenient to Houston Lake Road and Margie Drive.

Ideal location for office, service companies and retail.

### Current Tenants:

- Southern Accent Salon
- Antioch Worship Center
- Exit Realty
- Dr. Wheeler Chiropractic Clinique—OB/GYN, LLC

### 2017 DEMOGRAPHICS

|                          | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------|----------|----------|----------|
| <b>Population</b>        | 5,018    | 52,698   | 110,386  |
| <b>Median Age</b>        | 35.2     | 35.9     | 35.1     |
| <b>Average HH Income</b> | \$55,725 | \$70,522 | \$67,943 |

**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**  
478-746-9421  
trip@fickling.com

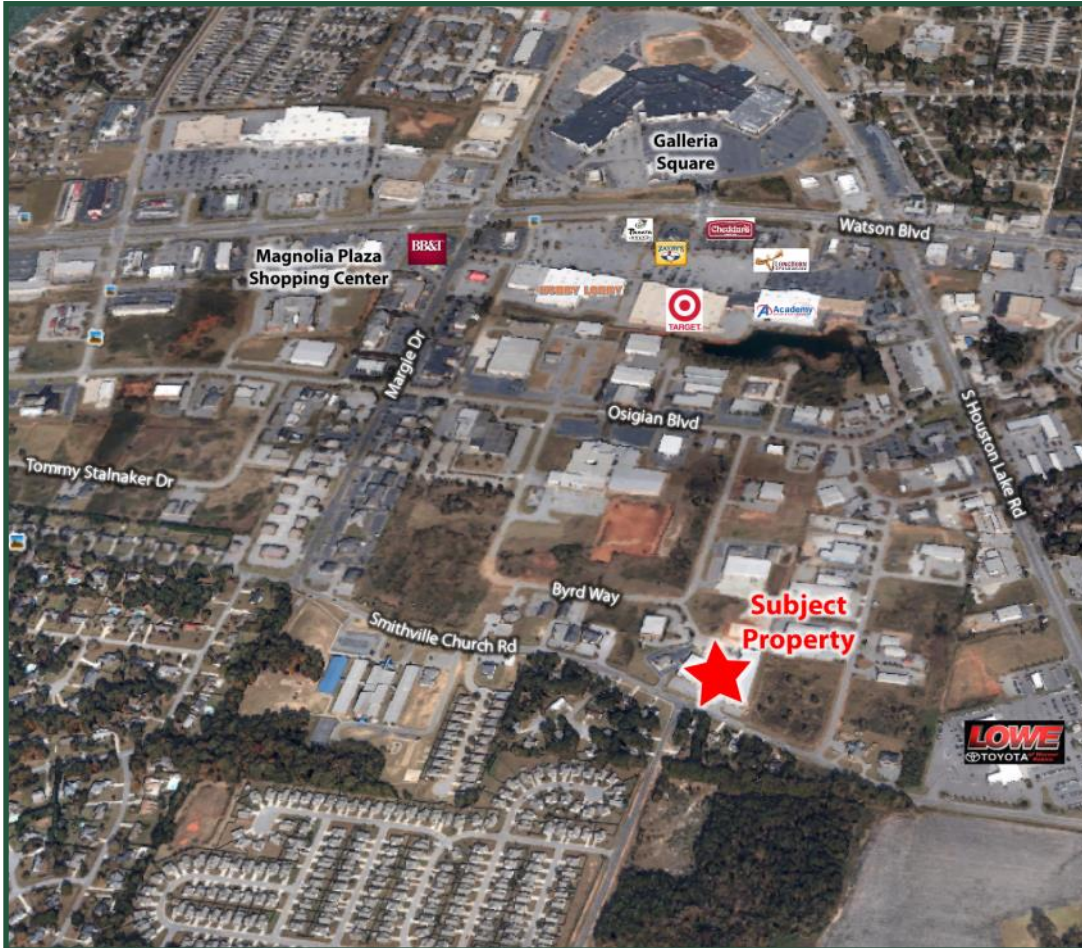
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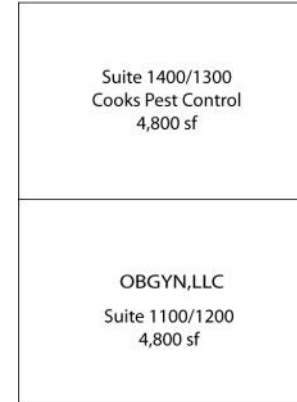
577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

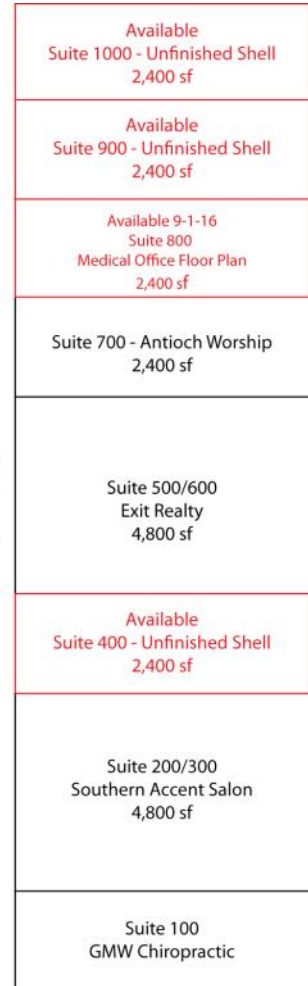
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## Site Plan



Building 1



Front of Bldg

Building 2

Smithville Church Road  
 (Entrance to Center)

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