1291 S Houston Lake Road Warner Robins, GA 31088 Houston County



## <u>Availability</u>

Suite J:	±2,494 SF - \$17/SF
Suite M:	±1,551 SF - \$17/SF
Suite N:	±1,500 SF - \$17/SF
Suite Q:	±1,369 SF - \$17/SF
Suite R-S:	±3,080 SF - \$22/SF

\*Plus \$3 CAM. Call Agent for Details.\*

- Total building size ±29,100 SF
- Built 1998
- Zoned C-2 (Commercial)
- Access from Houston Lake Road and Chilton
   Place
- High traffic location behind Props restaurant near the intersection of S Houston Lake Rd and HWY 96

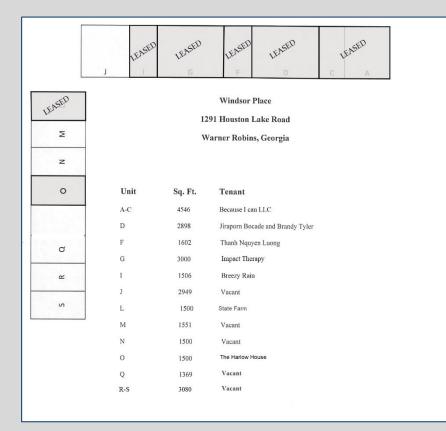


4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **DEREK FOSTER** | Cell (478) 997-1024 | dfoster@thesummitgroupmacon.com

The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

## 1291 S Houston Lake Road Warner Robins, GA 31088 Houston County



<ul> <li>Traffic Counts (GDOT 2021 Published Data estimate):</li> <li>Hwy 96 E of Houston Lake Rd – 13,500 vpd</li> <li>Houston Lake Rd N of Hwy 96 – 28,500 vpd</li> </ul>			
Demographics:			
<u>1 Mile</u> 2021 Population:	<u>3 Miles</u>	<u>5 Miles</u>	
7,103	46,189	97,579	
2026 Population Estimate: 7,687	49,380	104,282	
2021 Households: 2,654	16,833	37,322	
2026 Households Estimate 2,878	: 18,019	39,919	
2021 Average HH Income: \$93,416	\$95,135	\$85,949	
2026 Average HH Income \$105,419		\$96,818	



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: DEREK FOSTER | Cell (478) 997-1024 | dfoster@thesummitgroupmacon.com

The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

1291 S Houston Lake Road Warner Robins, GA 31088 Houston County



The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.