

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

## RETAIL SPACE FOR LEASE **WINDSOR PLACE CENTER**

### AVAILABILITY

Suite J: ±2,494 SF - **\$17/SF**  
Suite M: ±1,551 SF - **\$17/SF**  
Suite N: ±1,500 SF - **\$17/SF**  
Suite O: ±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](http://www.thesummitgroupmacon.com)

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

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	LEASED	LEASED	LEASED	LEASED	LEASED	
J	I	G	F	D	C	A

LEASED
M
N
O
Q
R
S

Windsor Place  
1291 Houston Lake Road  
Warner Robins, Georgia

Unit	Sq. Ft.	Tenant
A-C	4546	Because I can LLC
D	2898	Jiraporn Bocade and Brandy Tyler
F	1602	Thanh Nguyen Luong
G	3000	Impact Therapy
I	1506	Breezy Rain
J	2949	Vacant
L	1500	State Farm
M	1551	Vacant
N	1500	Vacant
O	1500	The Harlow House
Q	1369	Vacant
R-S	3080	Vacant

- Traffic Counts (GDOT 2021 Published Data estimate):
  - Hwy 96 E of Houston Lake Rd – 13,500 vpd
  - Houston Lake Rd N of Hwy 96 – 28,500 vpd

Demographics:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2021 Population:	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 Estimate:	\$105,419	\$106,684	\$96,818



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