

RETAIL SPACE FOR LEASE

1291 S HOUSTON LAKE ROAD, WARNER ROBINS, GA 31088
HOUSTON COUNTY



LEASE RATE: SEE PAGE 2 FOR DETAILS

TOTAL BUILDING: \pm 29,100 SF



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PROPERTY INFORMATION

- **AVAILABILITY:**
 - Suite J: ± 2,494 SF - \$17/SF
 - Suite M: ± 1,551 SF - \$17/SF
 - Suite Q: ± 1,369 SF - \$17/SF
 - Suite R-S: ± 3,080 SF - \$22/SF
- *CAM Fees: \$3/SF. Call agent for details.*
- Built in 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 Road and Highway 96

J	I	G	F	D	C	A
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LEASED
M
LEASED
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	Salon & Spa
O	1500	The Harlow House
Q	1369	Vacant
R-S	3080	Vacant

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DEMOGRAPHICS

- Traffic Counts (GDOT 2021 Published Data estimate):
 - Hwy 96 E of Houston Lake Rd – 27,500 VPD
 - Houston Lake Rd N of Hwy 96 – 32,000 VPD

Demographics:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2019 Population:	7,402	51,199	107,933
2025 Population Estimate:	7,747	53,710	114,309
2019 Households:	2,905	19,267	41,081
2025 Households Estimate:	3,054	20,308	43,652
2019 Average HH Income:	\$105,007	\$111,136	\$102,042
2025 Average HH Income Estimate:	\$115,640	\$121,883	\$111,840

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MAP



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