

# RETAIL SPACE FOR LEASE

1291 S HOUSTON LAKE ROAD, WARNER ROBINS, GA 31088



LEASE RATE: SEE PAGE 2 FOR DETAILS    TOTAL BUILDING: ±29,100 SF



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## PROPERTY INFORMATION

- Availability:  
Suite M: ±1,551 SF - \$17/SF \$3.50 CAM  
Suite Q: ±3,000 SF - \$17/SF \$3.50 CAM  
Suite R-S: ±3,000 SF - \$22/SF \$4 CAM
- Zoned: C-2 (Commercial)
- Built in 1998
- 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
- Traffic Counts (GDOT 2024 Published Data estimate):  
Highway 96 – 18,800 VPD  
Houston Lake Road – 32,300 VPD

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

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 Nquyen Luong
G	3000	Impact Therapy
I	1506	Breezy Rain
J	2949	El Mural Mexican
L	1500	State Farm
M	1551	Vacant
N	1500	Salon & Spa
O	1500	The Harlow House
Q	3000	Vacant
R-S	3000	Vacant

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**HOUSTON COUNTY**



## DEMOGRAPHICS

### 1291 S Houston Lake Road - Warner Robins, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	7,402	51,164	107,883
2030 ESTIMATED POPULATION	7,747	53,671	114,249
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	2,905	19,254	41,047
2030 HOUSEHOLD ESTIMATES	3,054	20,294	43,611
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$105,007	\$111,135	\$102,089
2030 HH INCOME ESTIMATE	\$115,640	\$121,433	\$111,896

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$111,135**



**51,164**



**19,254**



**0.8%**



**5,876**

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# MAP



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