

# FORMER MEDICAL OFFICE FOR SALE

1021 N HOUSTON ROAD  
WARNER ROBINS, GA 31093  
HOUSTON COUNTY

±7,367 SF  
±0.69 ACRE

ASKING PRICE:  
**\$695,000**

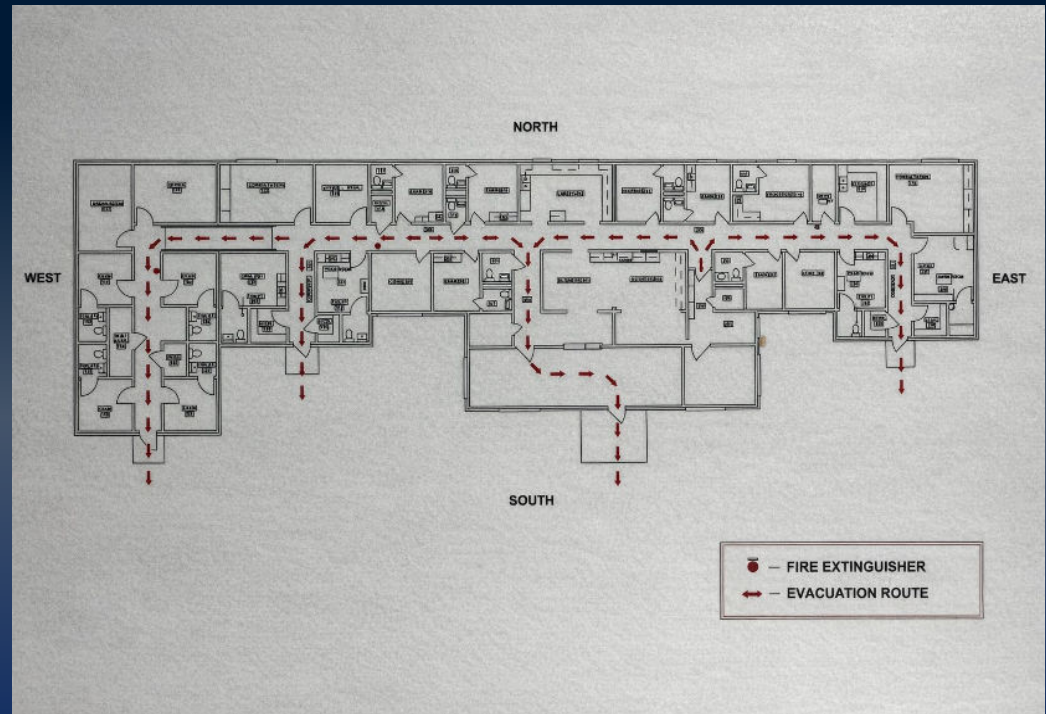


**KEVIN HARKINS C: 478.338.0623**  
KHARKINS@THESUMMITGROUPMACON.COM  
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210  
**O: 478.750.7507**  
WWW.THESUMMITGROUPMACON.COM



## PROPERTY INFORMATION

- ±7,367 SF medical office features 14 exam rooms
- Year built: 1978
- Zoned C-2 (Commercial)
- 35 lined parking spaces including two designated handicap spaces (parking ratio 4.75/1,000 SF)
- High visibility location with approximately 118' of frontage on a main thoroughfare of Warner Robins
- Easy access from Highway 247 & Robins Air Force Base



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## DEMOGRAPHICS

### 1021 N Houston Road - Warner Robins, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	9,709	44,737	89,334
2030 ESTIMATED POPULATION	10,134	46,353	93,794
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	4,024	17,970	35,790
2030 HOUSEHOLD ESTIMATES	4,222	18,701	37,768
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$68,536	\$67,268	\$78,828
2030 HH INCOME ESTIMATE	\$76,944	\$74,770	\$86,716

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$67,268**



**44,737**



**17,970**



**5.5%**



**35,297**

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