

PROFESSIONAL OFFICE BUILDING FOR SALE

501 OSIGIAN BOULEVARD
WARNER ROBINS, GA 31088
HOUSTON COUNTY

±5,200 SF
±0.89 ACRE

ASKING PRICE:
\$850,000



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PROPERTY INFORMATION

- ±5,200 SF situated on ±0.89 Acre
- Zoning: C-2 (Commercial)
- Built in 2003
- This property features 170 ft. of frontage on Osigian Boulevard and 216 ft. of frontage on Tommy Stalnakar Drive
- Established professional office corridor within Advance Technology Park West
- Ideal for medical, professional services, or administrative users
- Minutes from Robins Air Force Base – major regional employment hub
- Functional layout suitable for single or multi-tenant occupancy



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ADDITIONAL
PHOTOS



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DEMOGRAPHICS

501 Osigian Boulevard - Warner Robins, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	5,020	45,556	112,797
2030 ESTIMATED POPULATION	5,316	47,895	117,575
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	2,343	18,544	44,682
2030 HOUSEHOLD ESTIMATES	2,503	19,597	46,809
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$81,475	\$87,885	\$90,573
2030 HH INCOME ESTIMATE	\$87,809	\$96,401	\$99,566

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$87,885



45,556



18,544



3.9%



4,186

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MAP



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