

TOWER PLACE | SPACE FOR LEASE

1275 S HOUSTON LAKE ROAD, WARNER ROBINS, GA 31088

Subject
Property

±3,850 SF AVAILABLE | ±1.1 ACRE | LEASE RATE: \$20/SF (CAM \$3/SF)



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PROPERTY INFORMATION

- $\pm 3,850$ SF space within a $\pm 10,300$ SF center (two suites available)
- Adjacent to a pediatric medical office
- Zoned C-2 (Commercial)
- Built in 2006
- Excellent signage opportunities
- Features 46 lined parking spaces and 3 handicap spaces
- Located in a high-growth area with continued residential and commercial development
- Centrally located within Warner Robins, providing excellent connectivity to Houston County's largest employment centers



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AERIAL MAP & TRAFFIC COUNTS

Traffic Counts (GDOT 2024 Estimates)
S Houston Lake Road – 27,700 VPD
Highway 96 – 15,500 VPD

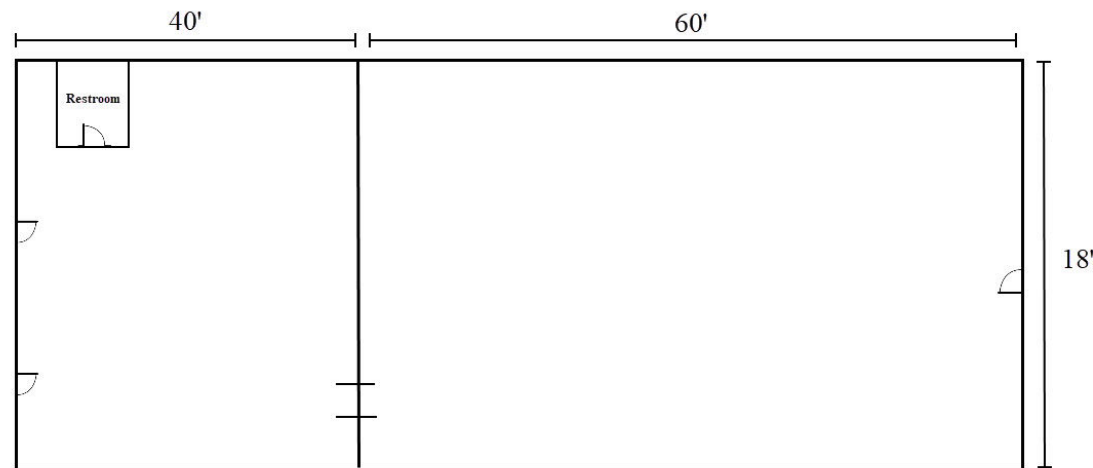


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FLOOR PLAN

1275 S Houston Lake Road
Floor Plan
NOT to scale



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