

MEDICAL OFFICE OPPORTUNITY

200 HOUSTON LAKE ROAD WARNER ROBINS, GA 31088

±12,000 SF AVAILABLE | ASKING PRICE: \$2,150,000



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PROPERTY INFORMATION

- ±12,000 SF medical office situated on ±1.13 acres
- The interior configuration includes 18 examination rooms, four procedure rooms, four private business offices, a dedicated laboratory, and a large X-ray room constructed with lead-lined walls. A centrally positioned nurses' station, spacious reception area, and a large patient lobby
- Zoned: C-2 (Commercial)
- Built in 1994
- The roof was replaced in 2011
- The building is served by seven HVAC systems and includes 13 restrooms – 12 on the ground floor and one upstairs restroom equipped with a shower



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DEMOGRAPHICS

- Traffic Count (GDOT 2024):
Houston Lake Road - 30,100 VPD

200 Houston Lake Road - Warner Robins, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	5,967	59,637	121,931
2030 ESTIMATED POPULATION	6,227	62,333	127,699
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	2,605	24,265	48,064
2030 HOUSEHOLD ESTIMATES	2,746	25,494	50,598
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$72,657	\$86,248	\$88,801
2030 HH INCOME ESTIMATE	\$79,251	\$94,749	\$97,434

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$86,248



59,637



24,265



3.2%



4,796

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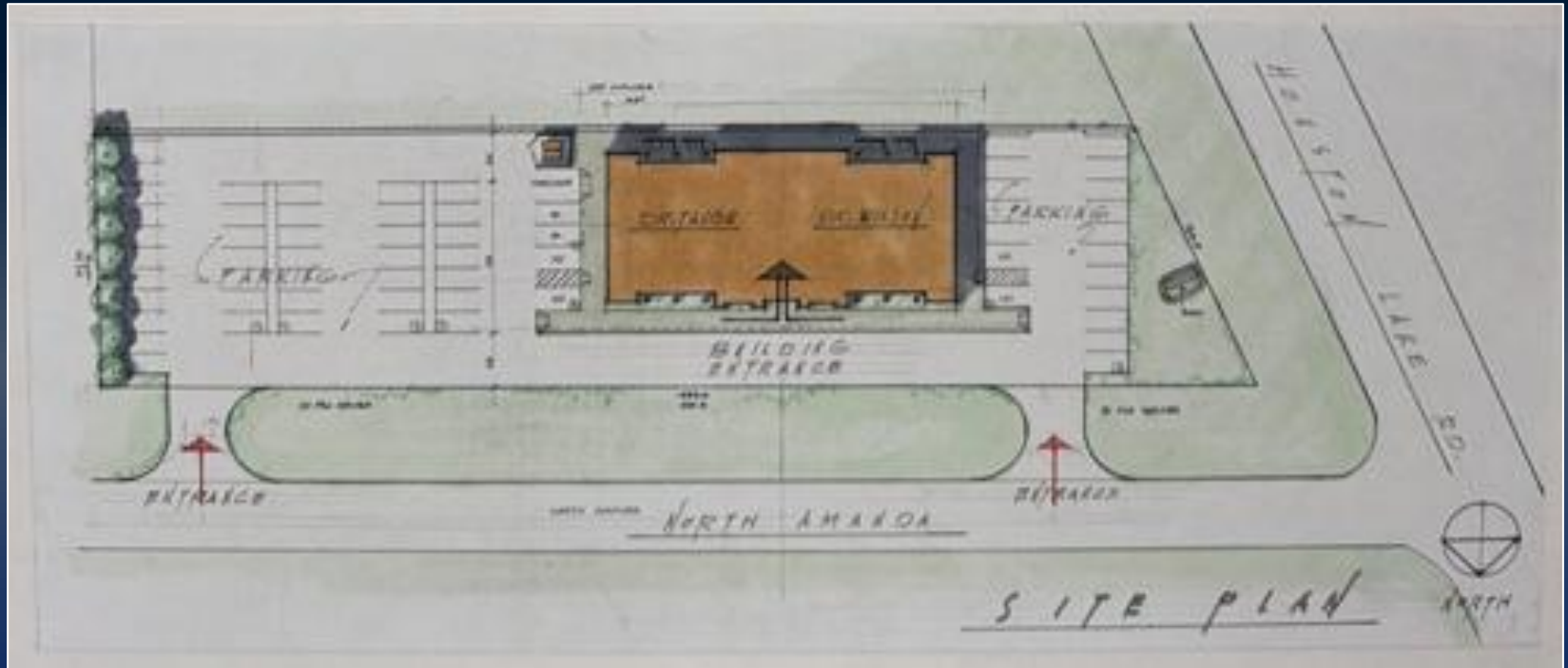
FLOOR PLAN



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SITE PLAN



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MAP



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