

# LEASE

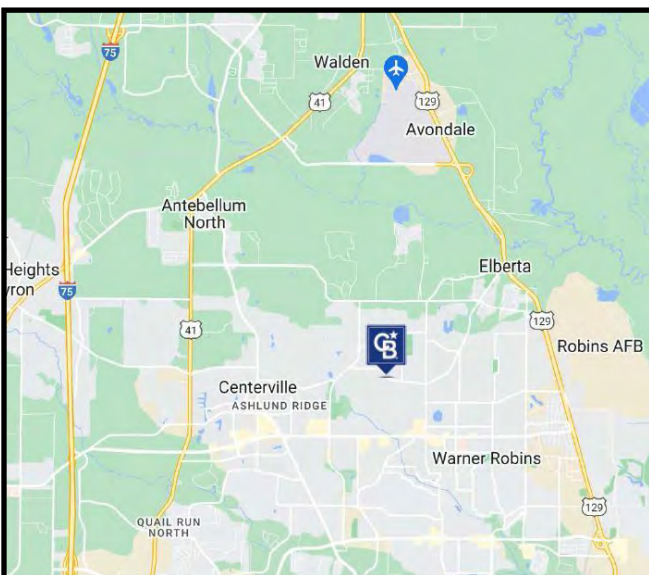
# STOREFRONT RETAIL / OFFICE / WAREHOUSE

1906 ELBERTA ROAD, WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31093



## LOCATION OVERVIEW

- 2 Miles from Watson Boulevard
- 3 Miles from Highway 247
- 4 Miles from Robins Air Force Base
- Zoned C2



## PROPERTY OVERVIEW

**4,200± SF Multi-Tenant Storefront Building**

### Available Suites:

**Suite "A": 1,400± SF** **\$1,400.00/Month, Gross**

- 440± SF Retail / Office / Showroom
  - Open area
  - One (1) Restroom
- 960± SF Warehouse
  - One (1) 12' roll-up door

**Suite "B": 1,400± SF** **\$1,400.00/Month, Gross**

- 440± SF Retail / Office / Showroom
  - Open area
  - One (1) Private office
  - One (1) Restroom
- 960± SF Warehouse
  - One (1) 12' roll-up door

**Paved Parking Lot**

**Pylon Signage Available**

**STEPHANIE FOLSOM, CCIM**  
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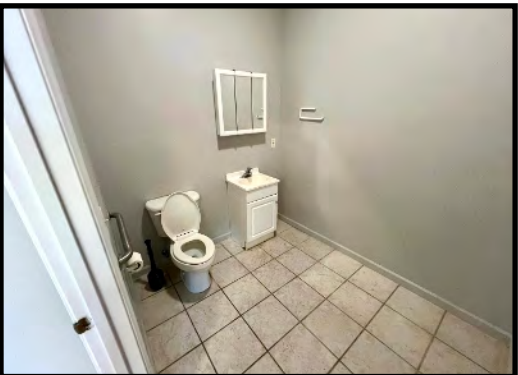
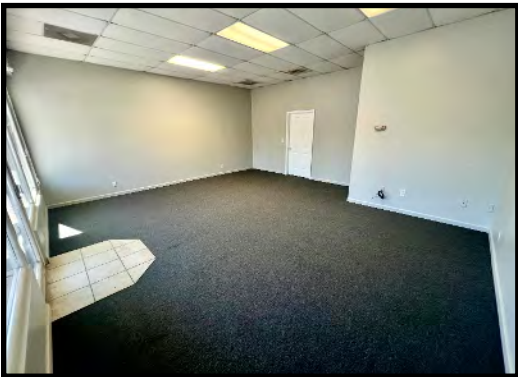
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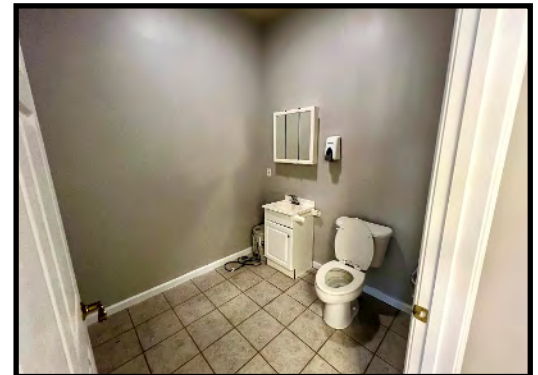
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### PHOTOS - SUITE "A"



### PHOTOS - SUITE "B"



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### AERIAL MAP



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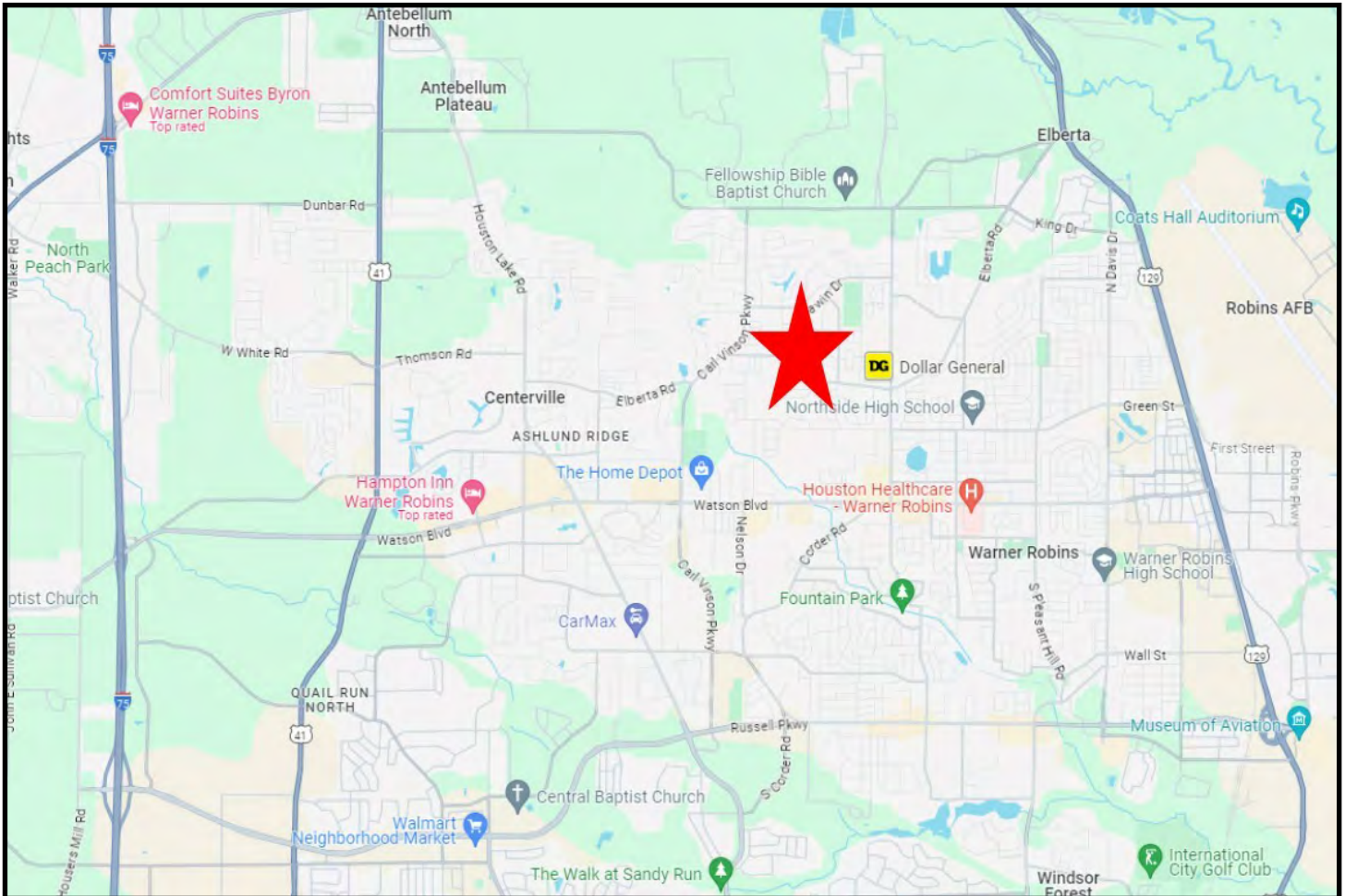
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### LOCATION MAP / DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	8,461	52,168	99,690
DAYTIME POPULATION	6,712	50,191	117,354
AVG HOUSEHOLD INCOME	\$70,712	\$70,668	\$83,569

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