

Medical Office For Lease

2521 Moody Road

Warner Robins, GA 31088



Building Size: 1,726 SF

Building Type: Brick construction with metal roof and crawl space

Zoning: Commercial

Utilities: All available

Traffic Count: 13,700 VPD on Moody Road

Parking: 7 spaces per 1,000 sqft.

Description: Medical office space most recently used as a dental office. Floorplan consist of private exam rooms, reception/check in area, waiting room, administrative office, and procedure room. Existing equipment could potentially be purchased from previous tenant.

Location: Located near Moody Road and Feagin Mill Road Intersection.

Nearby Businesses: Second Baptist Church, Southwood Animal Hospital, and Dollar General

Lease Rate: \$2,500 per month

***3% annual increases**

**FOR MORE
INFORMATION
CONTACT**

Ginny Wyatt, CCIM
Associate Broker
(478) 397-2233 (cell)
(478) 971-8000 (office)
gwyatt@fickling.com

Bill Coley
Associate Broker
(478) 955-4123 (cell)
(478) 971-8000 (office)
bcoley@fickling.com

commercial.fickling.com

151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000

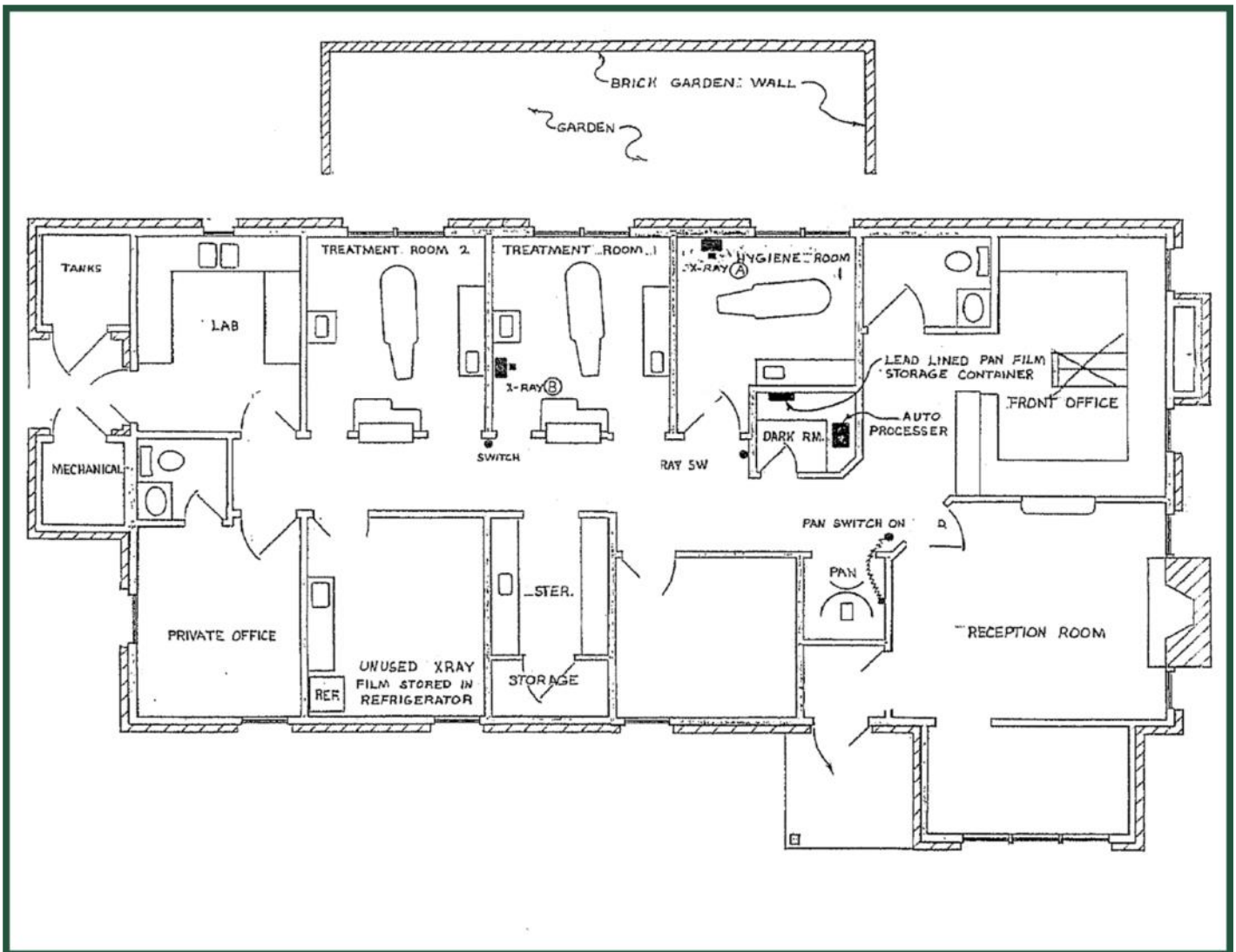
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

Medical Office For Lease

2521 Moody Road

Warner Robins, GA 31088

FLOOR PLAN 1,726 SF



**FOR MORE
INFORMATION
CONTACT**

Ginny Wyatt, CCIM
Associate Broker
(478) 397-2233 (cell)
(478) 971-8000 (office)
gwyatt@fickling.com

Bill Coley
Associate Broker
(478) 955-4123 (cell)
(478) 971-8000 (office)
bcoley@fickling.com

commercial.fickling.com

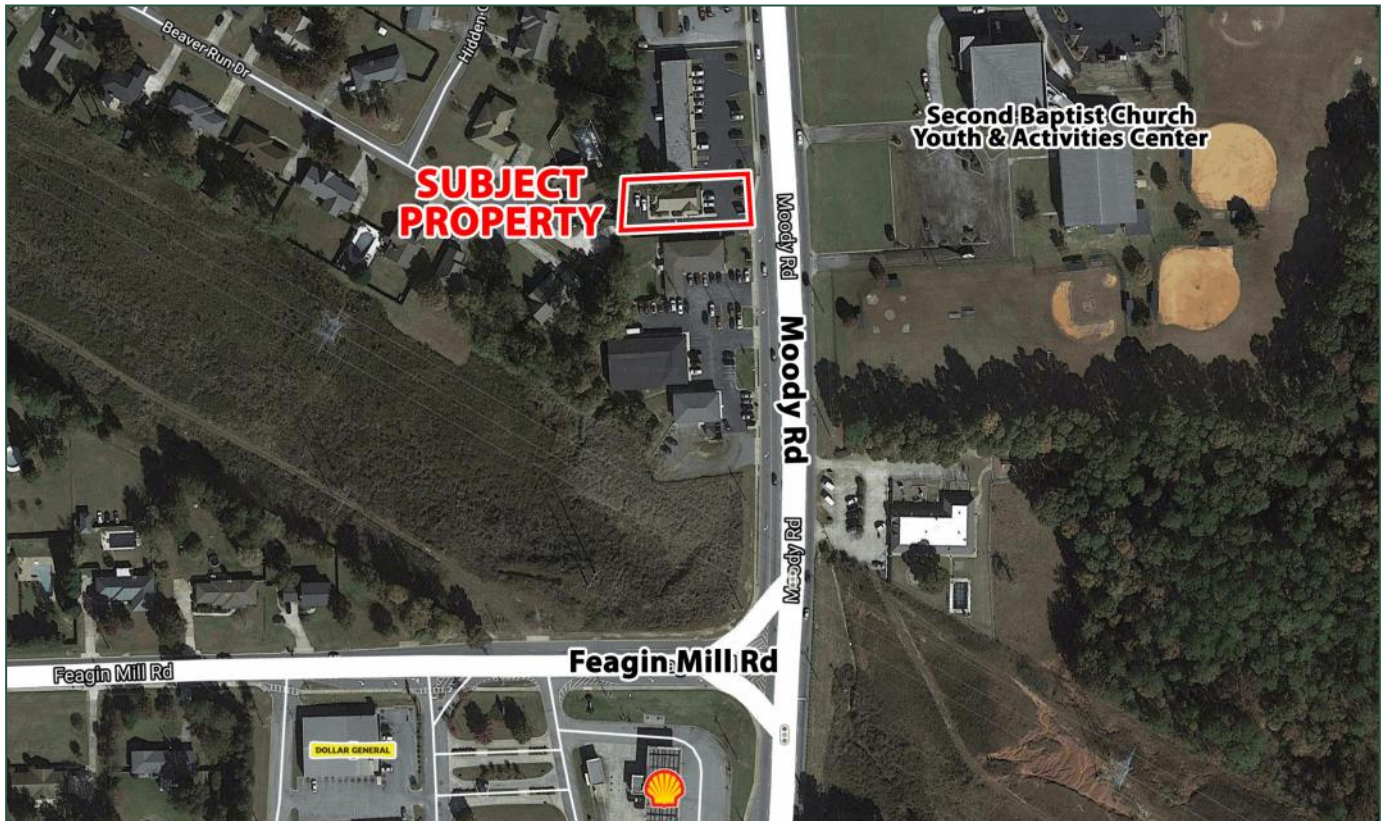
151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

Medical Office For Lease

2521 Moody Road

Warner Robins, GA 31088



2021 Demos	1 Mile	3 Mile	5 Mile
Population	4,451	47,001	104,611
Median Age	37.8	34.7	34.5
Average HHI	\$83,520	\$80,967	\$76,264

**FOR MORE
INFORMATION
CONTACT**

Ginny Wyatt, CCIM
Associate Broker
(478) 397-2233 (cell)
(478) 971-8000 (office)
gwyatt@fickling.com

Bill Coley
Associate Broker
(478) 955-4123 (cell)
(478) 971-8000 (office)
bcoley@fickling.com

commercial.fickling.com

151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company