

# LEASE

**MEDICAL OFFICE SPACE**  
**1743 WATSON BOULEVARD, SUITE "A"**  
**WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31093**



**LEASE RATE:**  
**\$16.00/PSF, GROSS**  
**(\$3,529.34/MONTHLY)**

## LOCATION OVERVIEW

- **Prime Medical Setting:** Steps from Emory Hospital Warner Robins, ideal for referrals and collaboration
- **High Visibility:** Located on busy Watson Boulevard with strong traffic counts and signage potential
- **Easy Access:** Convenient entry, ample parking, and proximity to major routes including Interstate 75 and Highway 247
- **Supportive Amenities:** Surrounded by pharmacies, retail, and dining options for patient and staff convenience
- **Growing Market:** Warner Robins' expanding population and strong healthcare sector support long-term growth

## PROPERTY HIGHLIGHTS

Excellent opportunity for medical, dental, specialty, or outpatient healthcare providers seeking a ready-to-occupy space.

- **Turnkey Medical Office, "Suite A",** totaling 2,647± SF within a well-maintained 5,580± SF Medical Office Building
- **Highly efficient clinical build-out** featuring **14 exam rooms**, ideal for high-volume or multi-provider practices
- Professional **reception and waiting area** designed for smooth patient intake and circulation
- Dedicated **file/storage room** to support day-to-day operations
- **Three (3) in-suite restrooms** for patient and staff convenience
- **C-2 zoning**, accommodating a broad range of medical and professional users
- **Expansive shared parking lot** offering abundant parking for patients and employees

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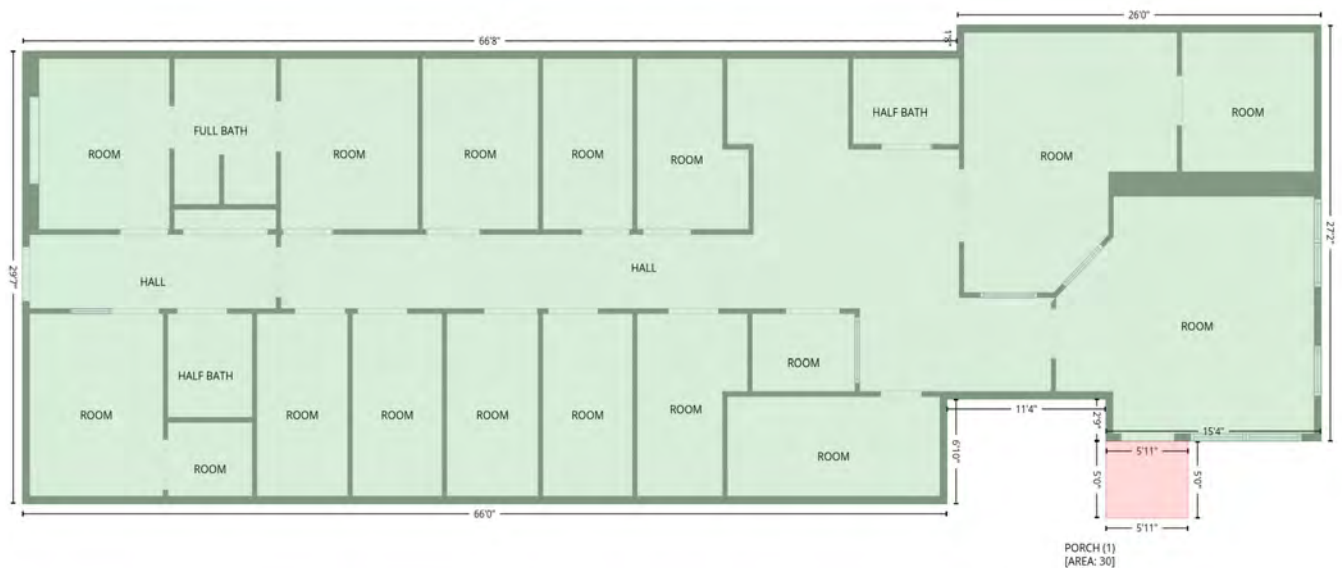
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Created 1/19/26

**TURNKEY MEDICAL OFFICE | "SUITE A" | 2,647± SF**

**14 EXAM ROOMS | 3 RESTROOMS**

**HIGHLY ADAPTABLE LAYOUT TO SUIT VARIETY OF MEDICAL SPECIALTIES**



**IDEAL FOR:**

Primary Care or Family Practice

Specialty Medical Clinic

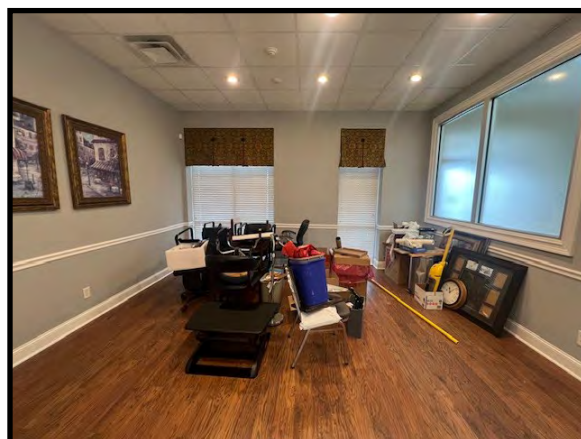
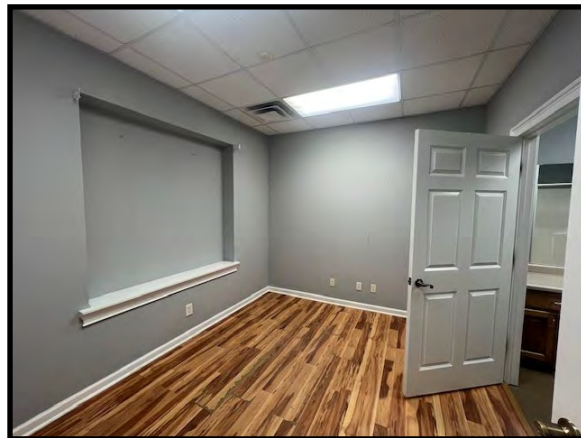
Urgent Care / Outpatient Services

Dental or Orthodontic Practice

Physical Therapy or Wellness Clinic

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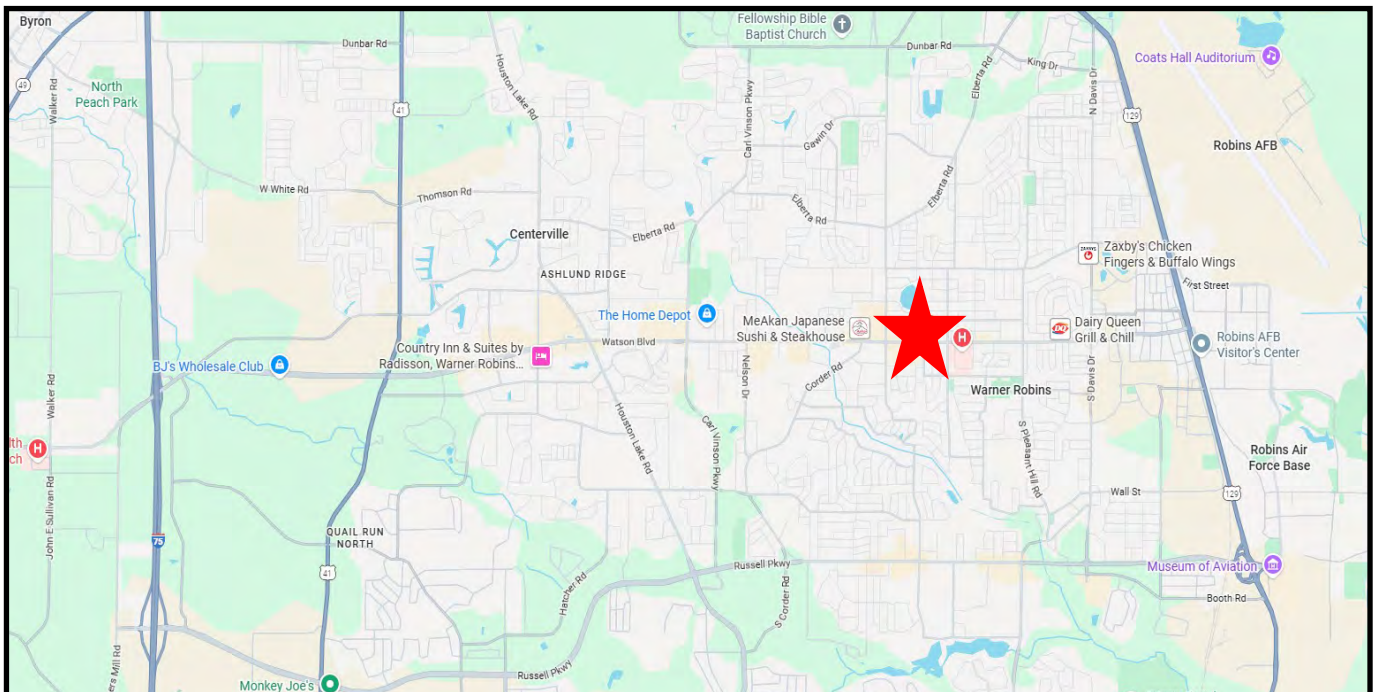


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Houston County, GA (13153)  
 Geography: County



## Key Facts

Houston County, GA 7  
 Geography: County

### KEY FACTS

**178,106**

Population



**2.6**  
 Average Household Size

**37.5**

Median Age

**\$79,270**

Median Household Income

### BUSINESS



**4,447**

Total Businesses



**83,766**

Total Employees

### INCOME



**\$79,270**

Median Household Income



**\$36,784**

Per Capita Income



**\$196,526**

Median Net Worth

### EDUCATION

**6.0%**

No High School Diploma



**26.9%**

High School Graduate



**32.7%**  
 Some College/  
 Associate's Degree



**34.4%**

Bachelor's/Grad/  
 Prof Degree

### EMPLOYMENT



White Collar

**61.8%**



Blue Collar

**22.0%**



Services

**16.2%**



**3.9%**  
 Unemployment Rate

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.5%)

The smallest group: \$15,000 - \$24,999 (4.8%)

Indicator ▲	Value	Diff	
<\$15,000	8.2%	-0.8%	
\$15,000 - \$24,999	4.8%		
\$25,000 - \$34,999	6.6%	+0.1%	
\$35,000 - \$49,999	10.5%	+0.3%	
\$50,000 - \$74,999	17.0%	+1.1%	
\$75,000 - \$99,999	13.7%	+1.0%	
\$100,000 - \$149,999	22.5%	+4.5%	
\$150,000 - \$199,999	10.3%	+0.9%	
\$200,000+	6.5%	+0.3%	

Bars show deviation from Georgia

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

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