

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 $2,647\pm$ SF within a well-maintained $5,580\pm$ 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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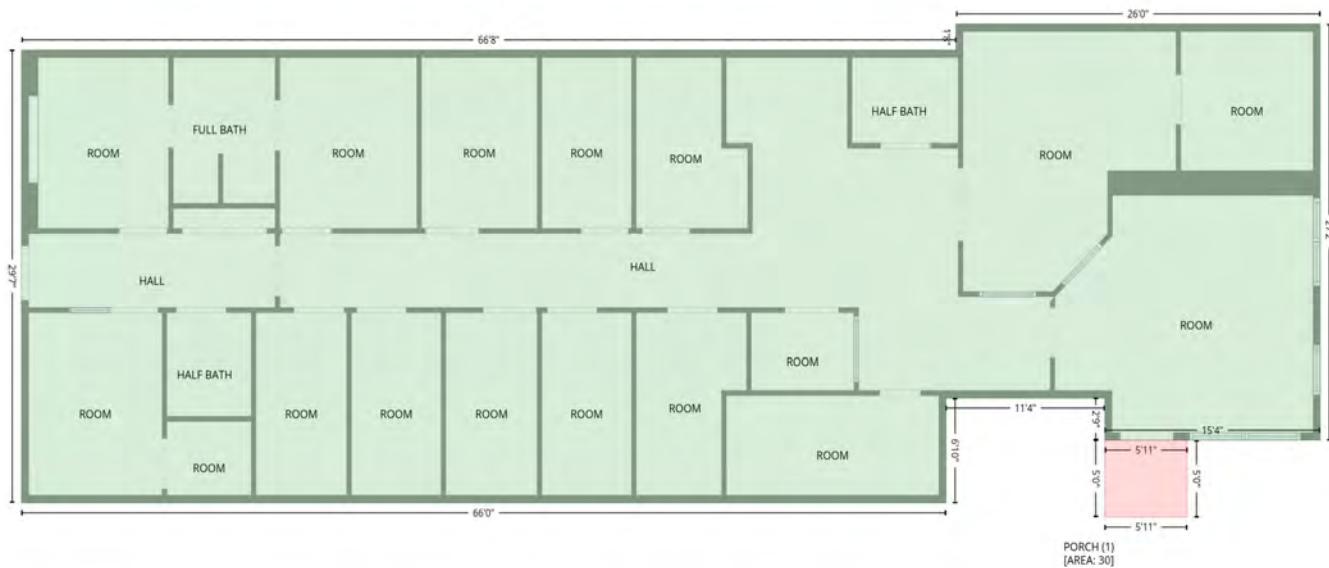
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TURNKEY MEDICAL OFFICE | "SUITE A" | 2,647± SF

14 EXAM ROOMS | 3 RESTROOMS

HIGHLY ADAPTABLE LAYOUT TO SUIT VARIETY OF MEDICAL SPECIALTIES



IDEAL FOR:

Primary Care or Family Practice

Specialty Medical Clinic

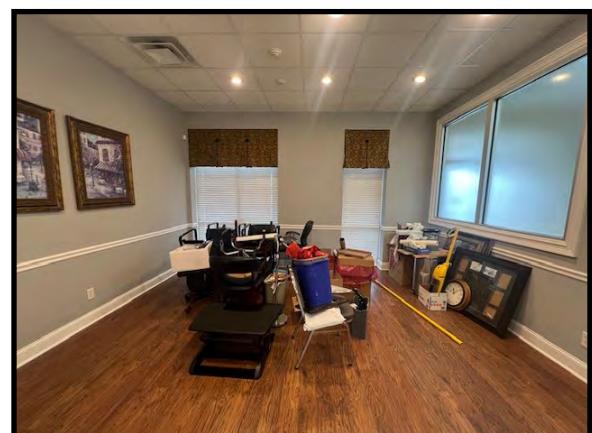
Urgent Care / Outpatient Services

Dental or Orthodontic Practice

Physical Therapy or Wellness Clinic

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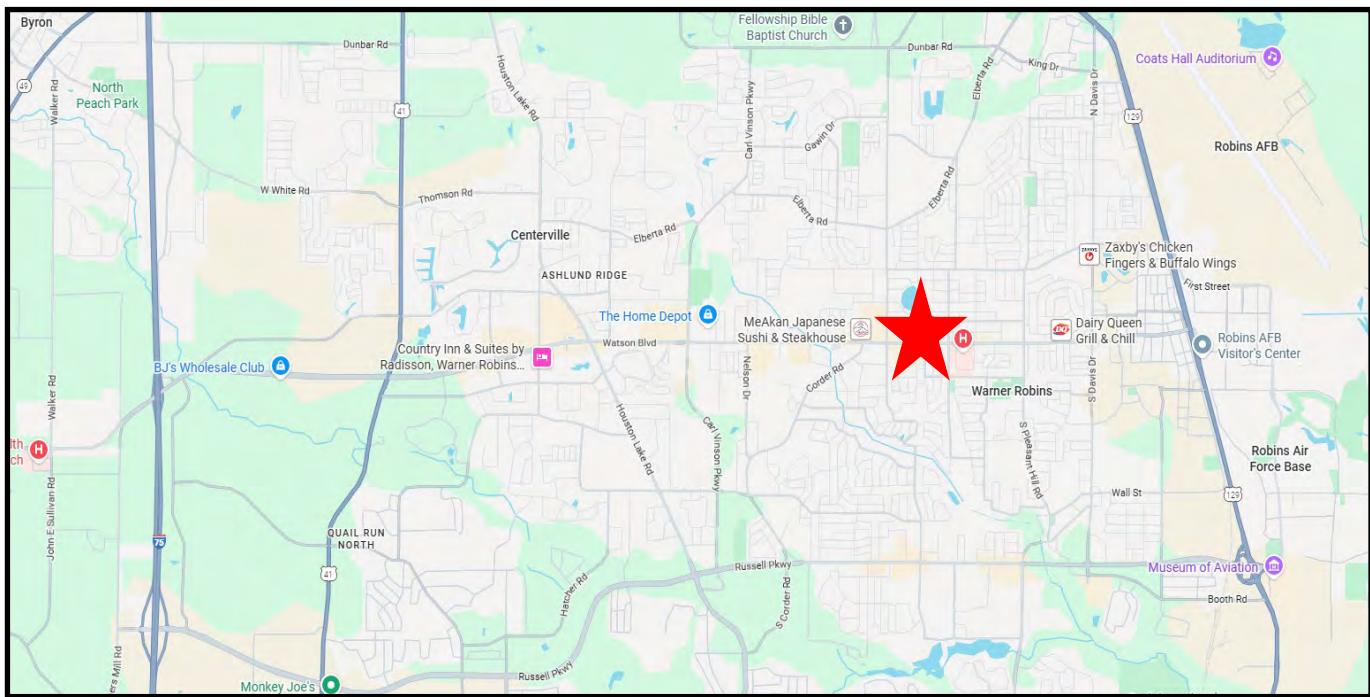
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Houston County, GA (13153)
Geography: County



Key Facts

Houston County, GA 7
Geography: County

KEY FACTS

178,106

Population



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



61.8%

White Collar

22.0%

Blue Collar

16.2%

Services



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%	-0.3%
\$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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