

1291 S Houston Lake Road
Warner Robins, GA 31088
Houston County

RETAIL SPACE FOR LEASE WINDSOR PLACE CENTER



AVAILABILITY

SUITE M 1,551 SF **LEASE RATE: \$17/SF**

SUITE N 1,500 SF **LEASE RATE: \$17/SF**

*Plus CAM. Call Agent for details.

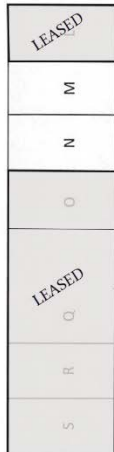
- Total building size ±29,100 SF
- Built 1998
- Zoned C-2 (Commercial)
- Access from Houston Lake Road and Chilton Place
- High traffic location behind Props restaurant near the intersection of S Houston Lake Rd and HWY 96



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **DEREK FOSTER** | Cell (478) 997-1024 | dfoster@thesummitgroupmacon.com

1291 S Houston Lake Road
 Warner Robins, GA 31088
 Houston County



Windsor Place
1291 Houston Lake Road
Warner Robins, Georgia

Unit	Sq. Ft.	Tenant
A-C	4546	Because I can LLC
D	2898	Jiraporn Bocade and Brandy Tyler
F	1602	Thanh Nguyen Luong
G	3000	Impact Therapy
I	1506	Breezy Rain
J	2949	Vacant
L	1500	State Farm
M	1551	Vacant
N	1500	Vacant
O	1500	The Harlow House
Q	1369	Samayoa
R-S	3080	Samayoa

- Traffic Counts (GDOT 2021 Published Data estimate):
 - Hwy 96 E of Houston Lake Rd – 13,500 vpd
 - Houston Lake Rd N of Hwy 96 – 28,500 vpd

Demographics:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2021 Population:	7,103	46,189	97,579
2026 Population Estimate:	7,687	49,380	104,282
2021 Households:	2,654	16,833	37,322
2026 Households Estimate:	2,878	18,019	39,919
2021 Average HH Income:	\$93,416	\$95,135	\$85,949
2026 Average HH Income Estimate:	\$105,419	\$106,684	\$96,818



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **DEREK FOSTER** | Cell (478) 997-1024 | dfoster@thesummitgroupmacon.com

The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

1291 S Houston Lake Road
Warner Robins, GA 31088
Houston County



The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.