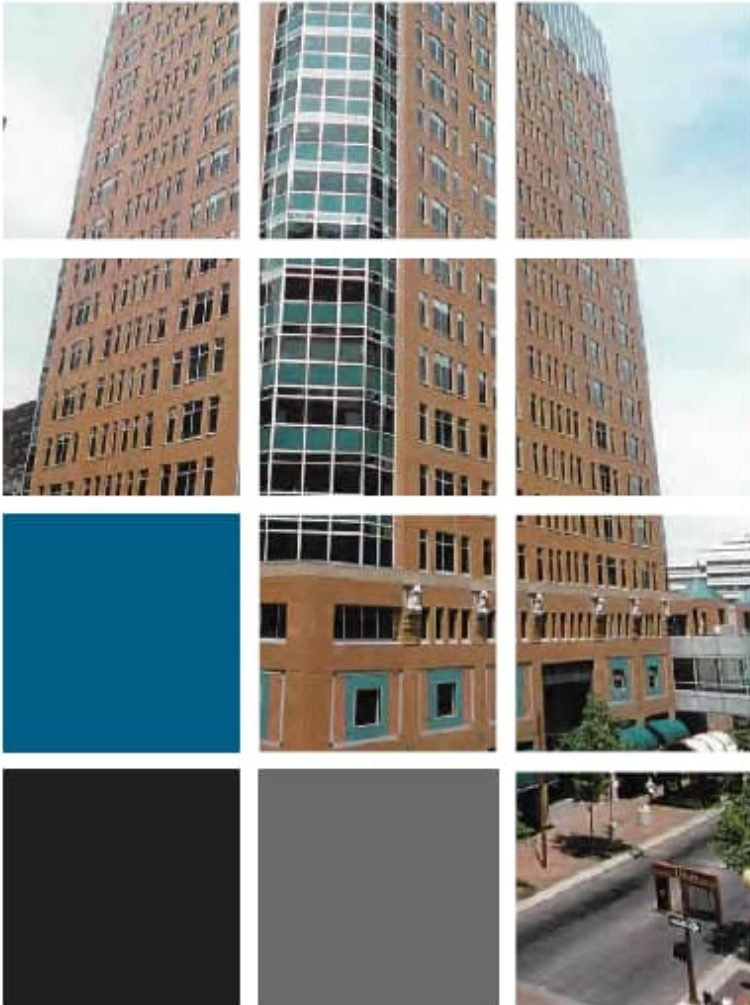


# OFFERING MEMORANDUM



## SMITHVILLE CENTER

225 & 2892 Smithville Church Rd., Warner Robins, GA 31093

**TBRE**  
REAL ESTATE SERVICES

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Investment & Commercial Sales | Residential | Business | Property Management & Leasing

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SMITHVILLE CENTER  
Warner Robins, GA

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## OFFERING SUMMARY

## INVESTMENT SUMMARY

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Location	225 & 2892 Smithville Church Rd., Warner Robins, GA 31093
Purchase Price	Undecided
CAP Rate	Undecided
Price per Square Foot	Undecided
Square Footage	36,000
Acreage	2.6
Year Built	2007
Zoning	C2

## INVESTMENT HIGHLIGHTS

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- Two separate retail properties with ample parking spaces
- Located in a professional and medical office area in the heart of Warner Robins
- 80% occupied property, with seller offering a one-year master lease
- A great opportunity to invest in commercial real estate
- Ave. Household Income within 5 miles : \$85,037
- 2025 Total Households within 5 miles : 47,168
- Population counts exceed 120,420 within 5 miles



SMITHVILLE CENTER  
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PROPERTY INFORMATION

## PROPERTY DESCRIPTION

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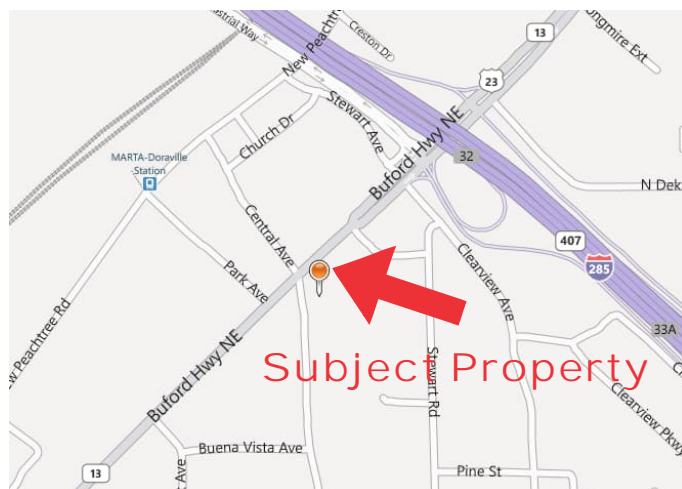


This dual-building retail property offers a strong tenant synergy within a high-visibility retail layout featuring convenient customer access and extensive central and surrounding parking capacity. The asset is currently approximately 80% occupied, providing stable in-place cash flow, further enhanced by a seller-provided one-year master lease that supports short-term income stability and reduces vacancy risk while offering a clear value-add opportunity. The property includes three contiguous 2,400 SF units, allowing flexible configuration for either larger single-user occupancy or multi-tenant use, with an efficient layout well-suited for expansion or customized space utilization. Positioned within a strong professional and medical office demand base, the site benefits from consistent tenant demand driven by nearby healthcare and office users in a dense professional corridor.

## LOCATION DESCRIPTION

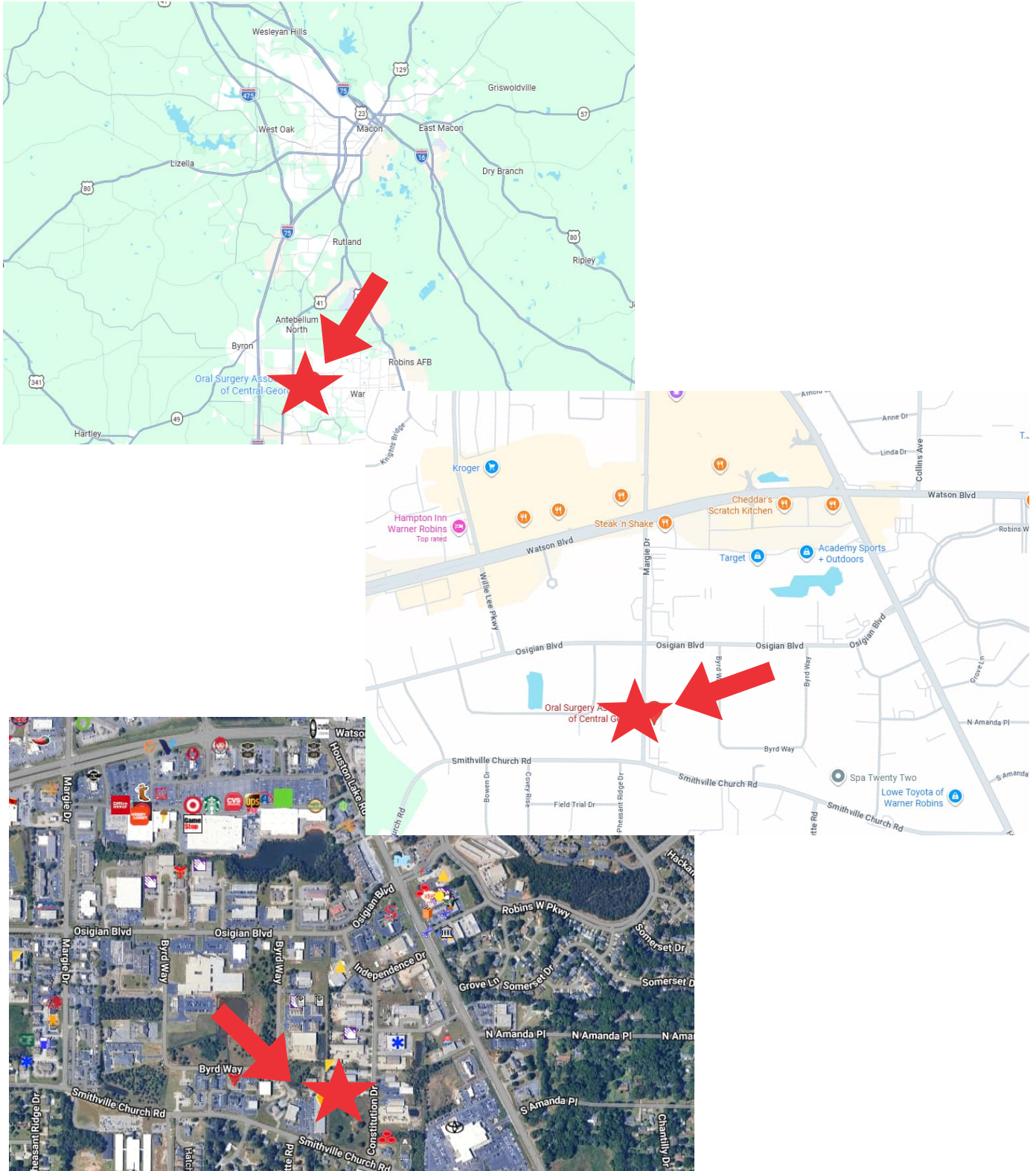
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Ideally located near Watson Blvd with excellent visibility and access, the property features below-market, affordable rental rates with significant upside potential and currently undervalued income. The surrounding area is a defense-driven, stable growth market anchored by Robins Air Force Base, supported by steady economic expansion from aerospace and federal investment, and further strengthened by logistics and industrial development—creating a long-term, high-stability regional hub with durable tenant demand and strong future upside.



Smithville Center  
Warner Robins, GA

## LOCATION MAP



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## LOCATION MAP

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## PROPERTY PHOTOS

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## PROPERTY PHOTOS

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