

LEASE

MEDICAL OFFICE SPACE
102 HOSPITAL DRIVE, SUITE "A"
WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31088



LEASE RATE:
\$16.00/PSF, GROSS
(\$2,100.00/MONTH)

LOCATION OVERVIEW

- **Prime Medical Setting:** Adjacent to Emory Hospital Warner Robins, ideal for referrals and collaboration
- **High Visibility:** Located off Watson Boulevard with strong traffic counts
- **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

Turnkey Medical Office | 1,575± SF | Suite "A"

Features include:

- Welcoming **waiting room** for patient comfort
- **Spacious reception area** with ample workspace
- **Three (3) fully equipped exam rooms**
- **Large private office** with en-suite restroom & shower
- **Dedicated patient restroom**
- **Private staff restroom**
- **Additional private en-suite restroom with shower**
- **Breakroom** for staff convenience
- **Two (2) storage rooms**
- **Mechanical room**
- **C-2 zoning**, accommodating a broad range of medical and professional users
- **Ample parking** available directly in front of building
- **Owner pays** property taxes, building insurance and water

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TURNKEY MEDICAL OFFICE | "SUITE A" | 1,575± SF

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IDEAL FOR:

Primary Care or Family Practice

Specialty Medical Clinic

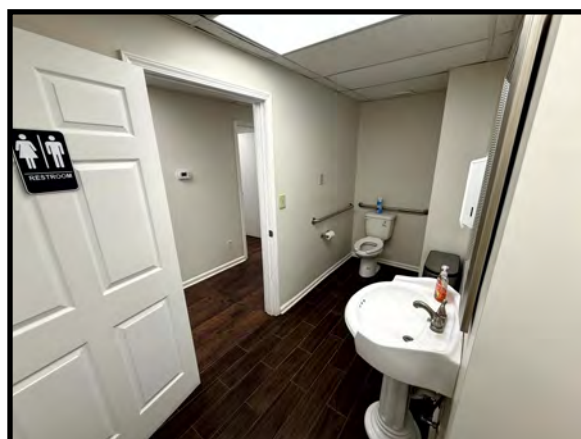
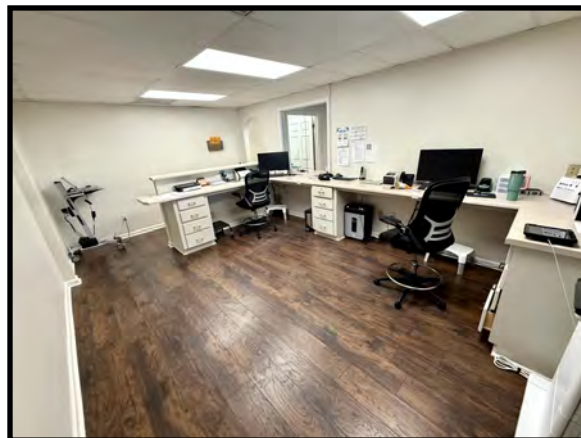
Outpatient Services

Dental or Orthodontic Practice

Physical Therapy

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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

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

BUSINESS



4,447

Total Businesses



83,766

Total Employees

EMPLOYMENT



White Collar

61.8%



Blue Collar

22.0%



Services

16.2%



3.9%
 Unemployment Rate

INCOME



\$79,270

Median Household Income



\$36,784

Per Capita Income



\$196,526

Median Net Worth

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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