

**Smithville Center  
Retail / Office Complex For Sale  
225 Smithville Church Road, Warner Robins, GA**



**Sale Price:  
\$870,000**

**Financials Available Upon Request**

**Property:** 2 Buildings: 24,000 sf & 9,600 sf  
**Built:** 2007  
**Lot Size:** 2.6 acres  
**2013 Property Taxes:** \$19,769 (City & County combined)  
**Parking:** 135 spaces  
**Zoning:** M-2—General Industrial  
**Utilities:** All utilities available  
**Notes:** This center is 60% occupied.  
 The center is convenient to Houston Lake Road and Margie Drive. Ideal location for office, service companies and retail.

**Current tenants include:**

- ◆ Southern Accent Salon
- ◆ Antioch Worship Center
- ◆ Exit Realty
- ◆ Dr. Wheeler Chiropractic Clinic
- ◆ Prayer Room
- ◆ Soothing Waters
- ◆ Rejuvenate

Suite 1400 2,400 sf
Suite 1300 Warner Robins Prayer Room
Suite 1200 Soothing Waters
Suite 1100 Rejuvenate

Building 1

Suite 1000 - Unfinished Shell 2,400 sf
Suite 900 - Unfinished Shell 2,400 sf
Suite 800 - finished office 2,400 sf
Suite 700 - Antioch Worship
Suite 500/600 Exit Realty
Suite 400 - Unfinished Shell 2,400 sf
Suite 300 - Available 2,400 sf
Suite 200 Southern Accent Salon
Suite 100 - Medical Office

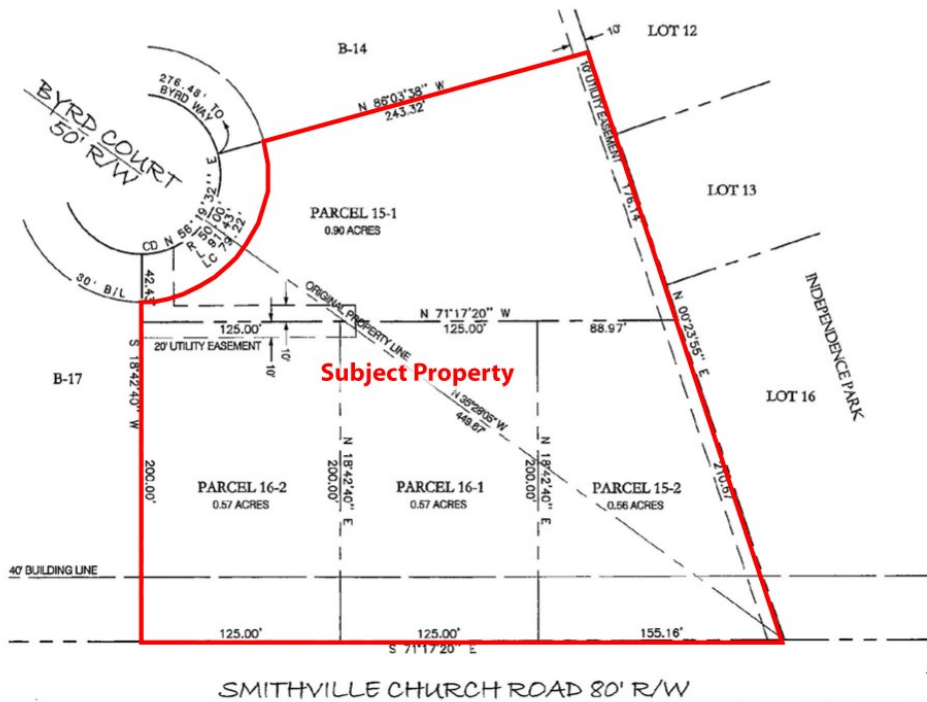
Front of Bldg

Building 2

Smithville Church Road  
(Entrance to Center)

**Contact Trip Wilhoit, CCIM, ALC or Patty Burns, CCIM, ALC 478-746-9421**  
 trip@fickling.com or patty@fickling.com  
 See detailed property information at www.Fickling.com

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