

# Endcap & In-Line Suites For Lease

## Lofts at Houston Central

114-A Sutherlin Drive, Warner Robins, GA 31088



Summary

Area Info

Aerial

Site Map



### CONTACT

**Wendy H Pierce, RPA**  
478-746-9421 Office  
478-335-1254 Cell  
wpierce@fickling.com

**Tommy Ricks III**  
478-953-2244 Office  
478-998-5030 Cell  
tommyricks@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# Endcap & In-Line Suites For Lease

## Lofts at Houston Central

114-A Sutherlin Drive, Warner Robins, GA 31088



Summary

Area Info

Aerial

Site Map

### PROPERTY INFORMATION

#### BUILDING

**Property Address:** 114-A Sutherlin Drive  
Warner Robins, GA 31088

**County:** Houston

**Total Size:** 6,353 SF

**Available:** **Suite 102 - Endcap, 2,216 SF**  
**Suite 104 - In-Line, 1,446 SF**  
**Maximum Contiguous: 3,662 SF**

**Parking:** Paved, ample

**Traffic Count:** Highway 96 - 15,500 VPD  
S Houston Lake Rd - 27,700 VPD

#### SITE

**Parcel ID:** 0W1010 028000

**Zoning:** C-2

**Year Built:** 2023

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	5,619	45,309	96,557
Avg HH Income	\$129,873	\$126,736	\$113,782
Median Age	34.6	35.5	35.7

**LEASE PRICE: \$21.00/SF NNN**

#### CONTACT

**Wendy H Pierce, RPA**  
478-746-9421 Office  
478-335-1254 Cell  
wpierce@fickling.com

**Tommy Ricks III**  
478-953-2244 Office  
478-998-5030 Cell  
tommyricks@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# Endcap & In-Line Suites For Lease

## Lofts at Houston Central

114-A Sutherlin Drive, Warner Robins, GA 31088



Summary

Area Info

Aerial

Site Map

## AREA INFORMATION

### NOTES

114-A Sutherlin Drive presents a highly visible retail opportunity in one of Warner Robins' established commercial and civic corridors. The property benefits from consistent daily traffic generated by adjacent educational institutions, fitness, utility headquarters, and public facilities. This location is well positioned to support service retail, food & beverage, and convenience-oriented users seeking repeat visitation from a built-in daytime population.

Suite 102 is an endcap consisting of 2,216 SF with patio area available, and suite 104 is an in-line consisting of 1,446 SF. Suites can be combined.

Space is well suited for:

- Quick service and fast casual restaurant concepts
- Coffee, bakery, and grab-and-go food users
- Medical, dental, insurance, and financial services
- Tutoring, education support, or youth-oriented services
- Neighborhood retail serving students, staff, and nearby residents

### LOCATION

Strategically located with convenient ingress and egress, the property provides direct access to surrounding employment and school centers. The site offers efficient connectivity to Russell Parkway and Highway 247 and is located approximately 5 miles from Robins Air Force Base, Georgia's largest single-site employer.

The property is directly supported by a concentration of high traffic, nondiscretionary institutions and employers, including:

- Max Fitness: Daily foot traffic and health-oriented consumer overlap
- Central Georgia Technical College (CGTC) Warner Robins Campus: Student, faculty, and staff population providing consistent daytime demand
- Flint Energies: Regional utility provider generating a stable professional workforce
- David Perdue Primary School & Elementary School: Strong morning and afternoon traffic patterns, family-oriented demand
- Houston County High School: One of the area's major secondary education centers with significant daily attendance

This mix of education, employment, and fitness uses creates a dependable customer base that supports food service, service retail, and neighborhood serving tenants.

### CONTACT

**Wendy H Pierce, RPA**  
478-746-9421 Office  
478-335-1254 Cell  
wpierce@fickling.com

**Tommy Ricks III**  
478-953-2244 Office  
478-998-5030 Cell  
tommyricks@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# Endcap & In-Line Suites For Lease

## Lofts at Houston Central

### 114-A Sutherlin Drive, Warner Robins, GA 31088



Summary

Area Info

Aerial

Site Map



#### CONTACT

**Wendy H Pierce, RPA**  
 478-746-9421 Office  
 478-335-1254 Cell  
 wpierce@fickling.com

**Tommy Ricks III**  
 478-953-2244 Office  
 478-998-5030 Cell  
 tommyricks@fickling.com



577 Mulberry St, Suite 1100  
 Macon, GA 31201  
 478.746.9421 Office  
<https://commercial.fickling.com>

# Endcap & In-Line Suites For Lease

## Lofts at Houston Central

114-A Sutherlin Drive, Warner Robins, GA 31088



Summary

Area Info

Aerial

Site Map



### CONTACT

**Wendy H Pierce, RPA**  
478-746-9421 Office  
478-335-1254 Cell  
wpierce@fickling.com

**Tommy Ricks III**  
478-953-2244 Office  
478-998-5030 Cell  
tommyricks@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>