

# LEASE

NEW RETAIL CENTER  
946 HWY 96  
WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31088



**BASE LEASE RATES:**  
**\$30/PSF - \$32/PSF**  
**(CAM, T&I: \$4/PSF (EST))**

## LOCATION OVERVIEW

- High-visibility frontage on busy Highway 96 - over 18,800 vehicles per day
- Centrally located in Warner Robins' main retail corridor
- Surrounded by national retailers, restaurants and growing residential communities
- Minutes from Robins Air Force Base - Georgia's largest employer
- Excellent access to major thoroughfares including I-75 and Houston Lake Road
- Strong demographics with steady population growth

## PROPERTY HIGHLIGHTS

12,200± SF Brand-New Retail Center

- New construction on a 1.45 acre site
- Total of 12,200 square feet of divisible retail space
- Ample parking with 59+ spaces
- Zoned C-2 - suitable for a wide range of commercial and retail uses

### Available Suites:

- Suites A, B, C, G and H currently available (See Page 2)
- Drive-thru end cap opportunity—ideal for QSR, coffee shop or cafe

### Landlord-Delivered Finishes Include:

- Basic lighting and ceiling insulation
- Electrical outlets and 300-amp electrical service
- 10-ton HVAC units in Suites A & H
- 5-ton HVAC units in all other Suites
- Pylon signage available for tenant branding

### Tenant Responsibilities:

- HVAC ductwork
- Interior painting and flooring

STEPHANIE FOLSOM, CCIM  
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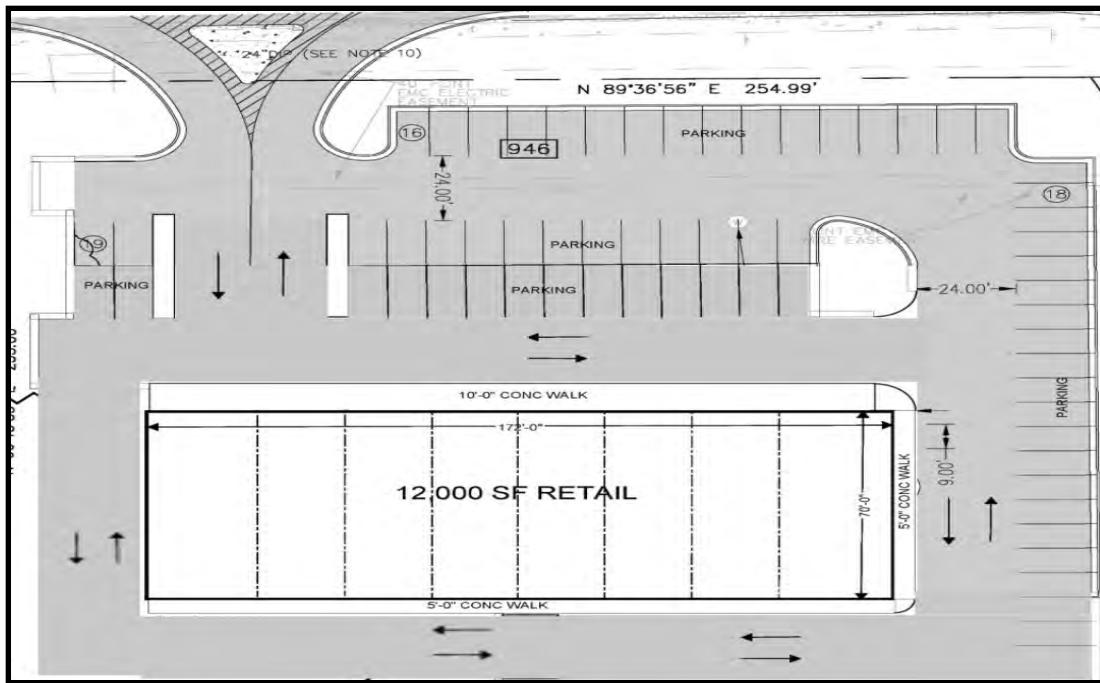
**COLDWELL BANKER**  
**COMMERCIAL**  
EBERHARDT & BARRY

Created 10/2/25

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SUITE	TENANT	TOTAL SQUARE FEET	MONTHLY BASE RENT PER SF	MONTHLY CAM, T&I (EST.) \$4.00/PSF	TOTAL MONTHLY LEASE RATE
A	AVAILABLE	1,872± SF	\$4,992.00 \$32/PSF	\$624.00	\$5,616.00
B	AVAILABLE	1,440± SF	\$3,600.00 \$30/PSF	\$480.00	\$4,080.00
C	AVAILABLE	1,440± SF	\$3,600.00 \$30/PSF	\$480.00	\$4,080.00
D & E	JUJI NAIL LOUNGE				
F	96 VAPE SHOP				
G	AVAILABLE	1,440± SF	\$3,600.00 \$30/PSF	\$480.00	\$4,080.00
H	AVAILABLE	1,872± SF	\$4,992.00 \$32/PSF	\$624.00	\$5,616.00



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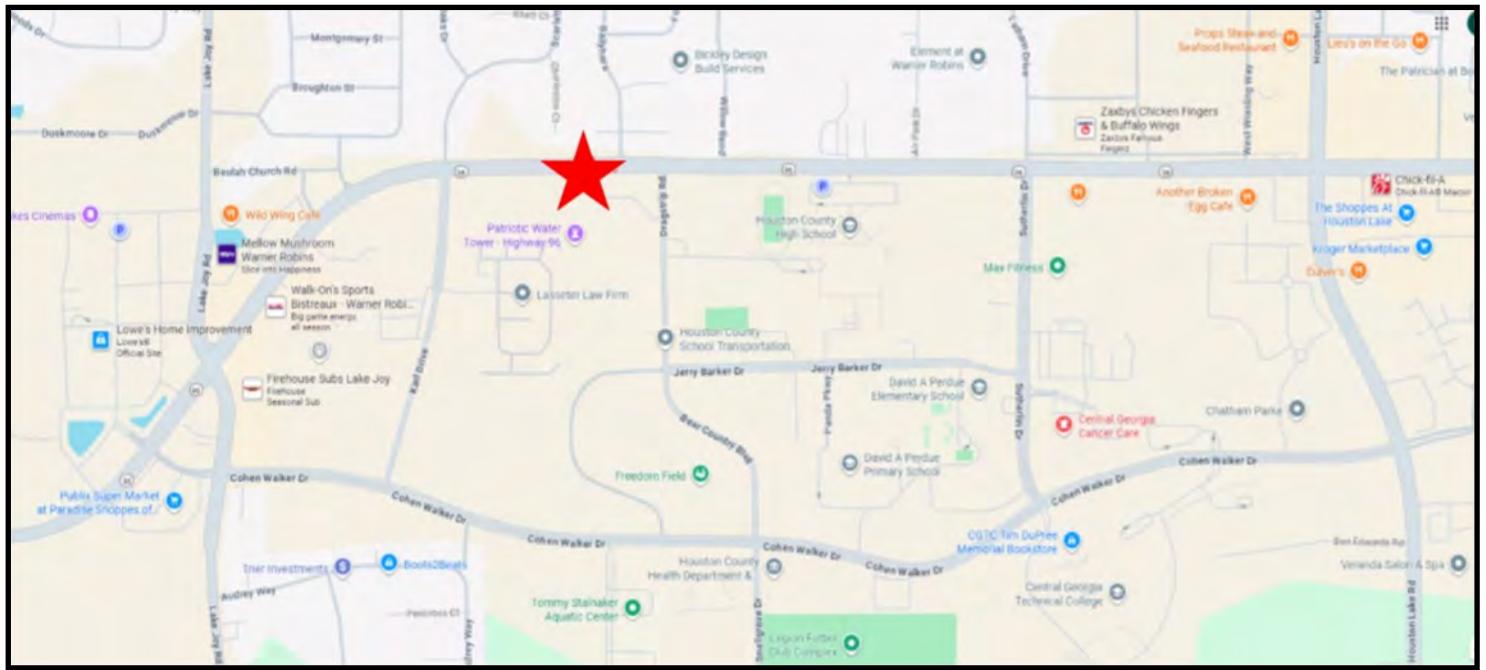
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## Key Facts Template

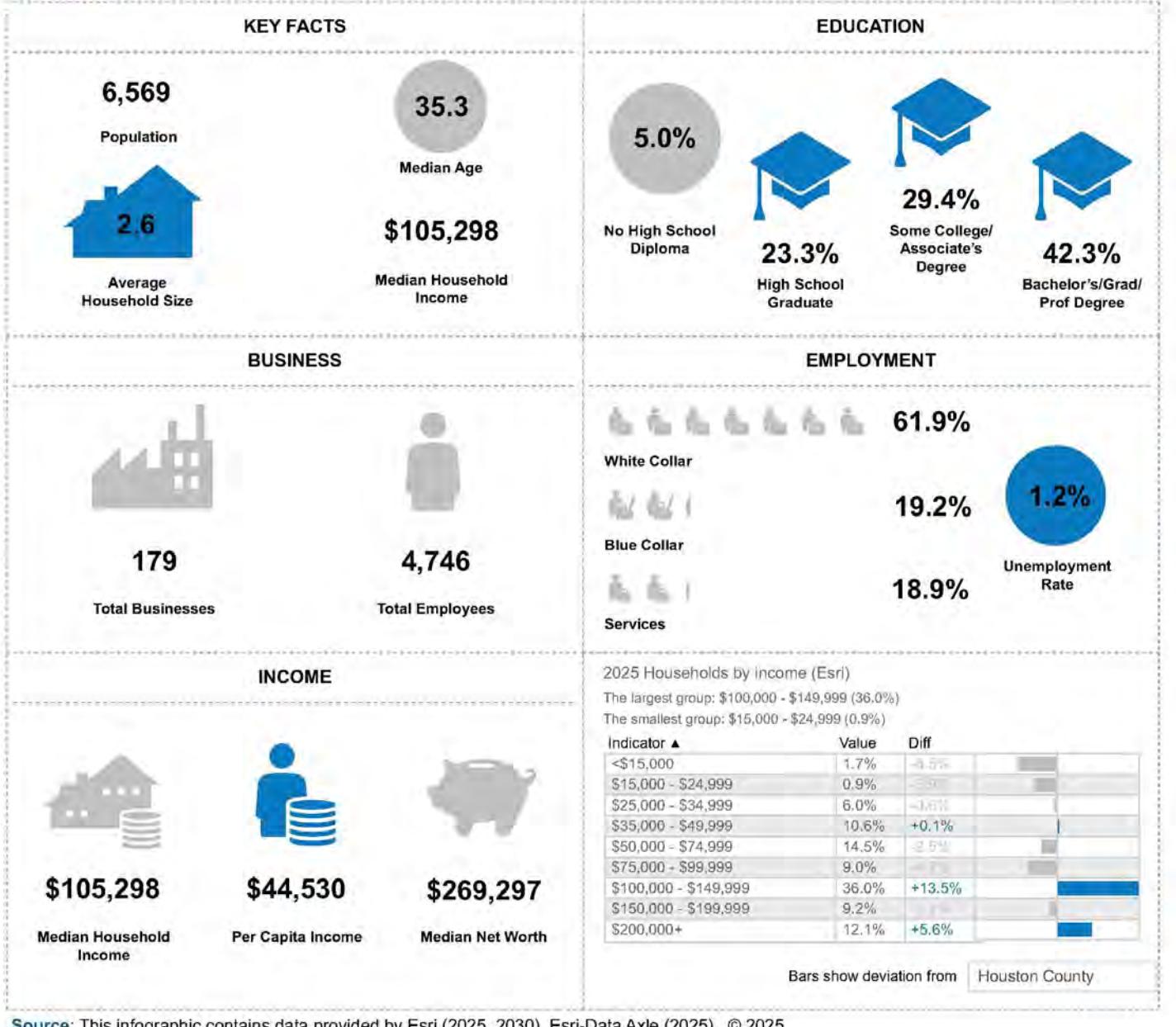
946 GA Highway 96, Warner Robins, Georgia, 31088 (1 mile)  
946 GA Highway 96, Warner Robins, Georgia, 31088  
Ring of 1 mile

Prepared by Esri  
Latitude: 32.55441  
Longitude: -83.68104



### Key Facts

946 GA Highway 96, Warner Robins, Georgia, 31088  
Ring of 1 mile



**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

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## Key Facts Template

946 GA Highway 96, Warner Robins, Georgia, 31088 (3 miles)  
946 GA Highway 96, Warner Robins, Georgia, 31088  
Ring of 3 miles

Prepared by Esri  
Latitude: 32.55441  
Longitude: -83.68104



### Key Facts

946 GA Highway 96, Warner Robins, Georgia, 31088  
Ring of 3 miles

#### KEY FACTS

47,895

Population



2.7  
Average Household Size

37.1

Median Age  
Median Household Income

\$105,437

#### BUSINESS



673

Total Businesses



9,220

Total Employees

#### INCOME



\$105,437

Median Household Income



\$43,723

Per Capita Income



\$320,803

Median Net Worth

#### EDUCATION

3.2%

No High School Diploma



21.9%

High School Graduate



30.3%

Some College/Associate's Degree



44.6%

Bachelor's/Grad/Prof Degree

#### EMPLOYMENT

66.1%

White Collar

17.2%

Blue Collar

16.6%

Services



2.5%

Unemployment Rate

#### 2025 Households by Income (Esri)

The largest group: \$100,000 - \$149,999 (33.2%)

The smallest group: \$15,000 - \$24,999 (2.0%)

Indicator ▲	Value	Diff
<\$15,000	3.1%	+3.7%
\$15,000 - \$24,999	2.0%	+2.4%
\$25,000 - \$34,999	4.2%	+4.4%
\$35,000 - \$49,999	8.9%	+9.0%
\$50,000 - \$74,999	13.1%	+13.9%
\$75,000 - \$99,999	13.6%	+14.0%
\$100,000 - \$149,999	33.2%	+10.7%
\$150,000 - \$199,999	11.4%	+1.1%
\$200,000+	10.5%	+4.0%

Bars show deviation from Houston County

**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

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## Key Facts Template

946 GA Highway 96, Warner Robins, Georgia, 31088 (5 miles)  
946 GA Highway 96, Warner Robins, Georgia, 31088  
Ring of 5 miles

Prepared by Esri  
Latitude: 32.55441  
Longitude: -83.68104



### Key Facts

946 GA Highway 96, Warner Robins, Georgia, 31088  
Ring of 5 miles

#### KEY FACTS

**97,675**

Population



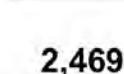
Average Household Size  
**2.6**

**37.4**

Median Age  
**\$89,262**

Median Household Income

#### BUSINESS



**2,469**

Total Businesses



**29,515**

Total Employees

#### INCOME



**\$89,262**

Median Household Income



**\$39,608**

Per Capita Income



**\$250,123**

Median Net Worth

#### EDUCATION

**4.4%**

No High School Diploma



**23.3%**

High School Graduate



**32.8%**

Some College/  
Associate's Degree



**39.5%**

Bachelor's/Grad/  
Prof Degree

#### EMPLOYMENT

**64.2%**

White Collar

**20.3%**

Blue Collar

**15.5%**

Services



**3.3%**

Unemployment Rate

#### 2025 Households by Income (Esri)

The largest group: \$100,000 - \$149,999 (26.7%)

The smallest group: \$15,000 - \$24,999 (3.3%)

Indicator ▲	Value	Diff
<\$15,000	5.3%	-3.2%
\$15,000 - \$24,999	3.3%	-1.8%
\$25,000 - \$34,999	5.3%	-1.3%
\$35,000 - \$49,999	10.6%	+0.1%
\$50,000 - \$74,999	16.3%	-0.7%
\$75,000 - \$99,999	14.5%	+0.8%
\$100,000 - \$149,999	26.7%	+4.2%
\$150,000 - \$199,999	11.0%	+0.7%
\$200,000+	7.1%	+0.6%

Bars show deviation from Houston County

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