

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

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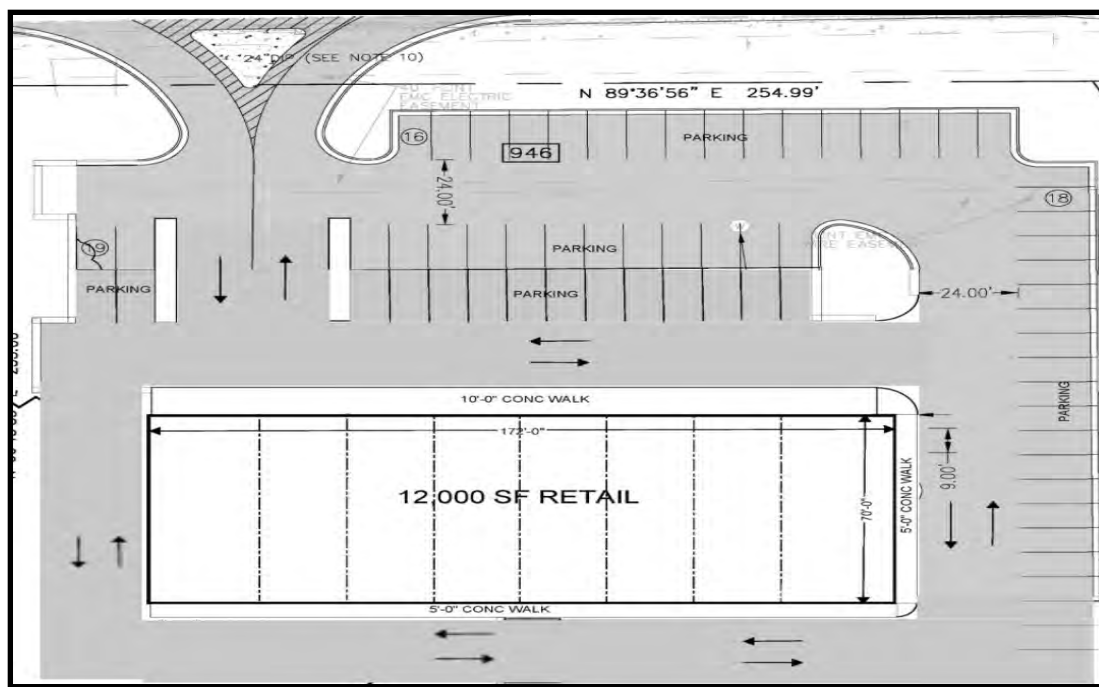
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Created 10/2/25

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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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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

KEY FACTS

6,569

Population



2.6

Average
Household Size

35.3

Median Age

\$105,298

Median Household
Income

EDUCATION

5.0%

No High School
Diploma



23.3%
High School
Graduate



29.4%
Some College/
Associate's
Degree



42.3%
Bachelor's/Grad/
Prof Degree

BUSINESS



179

Total Businesses



4,746

Total Employees

EMPLOYMENT



White Collar

61.9%



Blue Collar

19.2%



Services

18.9%



1.2%
Unemployment
Rate

INCOME



\$105,298

Median Household
Income



\$44,530

Per Capita Income



\$269,297

Median Net Worth

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (36.0%)

The smallest group: \$15,000 - \$24,999 (0.9%)

Indicator ▲	Value	Diff	
<\$15,000	1.7%	-4.5%	
\$15,000 - \$24,999	0.9%	-5.0%	
\$25,000 - \$34,999	6.0%	-1.6%	
\$35,000 - \$49,999	10.6%	+0.1%	
\$50,000 - \$74,999	14.5%	-2.5%	
\$75,000 - \$99,999	9.0%	-7.7%	
\$100,000 - \$149,999	36.0%	+13.5%	
\$150,000 - \$199,999	9.2%	-1.1%	
\$200,000+	12.1%	+5.6%	

Bars show deviation from Houston County

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

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

\$105,437

Median Household Income

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

BUSINESS



673

Total Businesses



9,220

Total Employees

EMPLOYMENT



White Collar

66.1%



Blue Collar

17.2%



Services

16.6%



Unemployment Rate

INCOME



\$105,437

Median Household Income



\$43,723

Per Capita Income



\$320,803

Median Net Worth

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%	-5.7%
\$15,000 - \$24,999	2.0%	-10.0%
\$25,000 - \$34,999	4.2%	-5.4%
\$35,000 - \$49,999	8.9%	-1.0%
\$50,000 - \$74,999	13.1%	-3.9%
\$75,000 - \$99,999	13.6%	-1.1%
\$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

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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



2.6

Average Household Size

37.4

Median Age

\$89,262

Median Household Income

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

BUSINESS



2,469

Total Businesses



29,515

Total Employees

EMPLOYMENT

64.2%
White Collar

20.3%
Blue Collar

15.5%
Services

3.3%
Unemployment Rate

INCOME



\$89,262

Median Household Income



\$39,608

Per Capita Income



\$250,123

Median Net Worth

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%	-3.4%	
\$15,000 - \$24,999	3.3%	-3.4%	
\$25,000 - \$34,999	5.3%	-1.5%	
\$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%	

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