

**NEW DEVELOPMENT
END CAP SPACES FOR LEASE**

89 Sandy Run Road
Bonaire, GA 31005



- Building Size:** 14,700 SF
- Available Suites:** Suite 100 - 2,100 SF
- Traffic Count:** 25,468 Vehicles per day on Highway 247
- Located:** Located off Highway 247 at intersection of Sandy Run Road and Assembly Lane. Convenient to restaurants, hotels and retail. Only 2 miles from Robins Air Force Base gate on Russell Parkway.
- Notes:** New construction building, now leasing. End cap spaces have grease traps in place and are capable of drive through window access.

Lease Rate: \$17.00/PSF NNN

NNN Estimate: \$2.50/PSF

**FOR MORE
INFORMATION
CONTACT**

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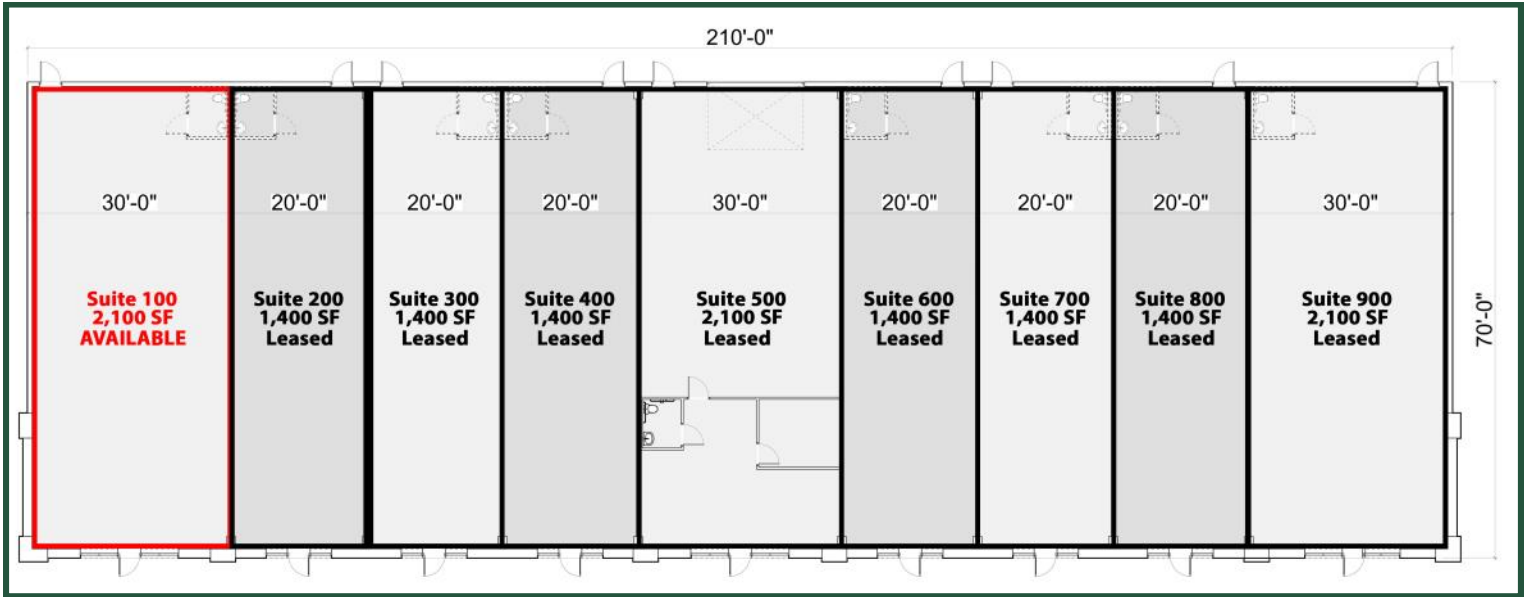
151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000

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SITE PLAN



2023 Demos	1 Mile	3 Mile	5 Mile
Population	2,005	24,365	71,186
Median Age	39.9	35.9	35.3
Average HHI	\$144,022	\$114,804	\$99,769

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AERIAL



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