

# POSSIBLE BUILD TO SUIT RESTAURANT BUILDING FOR LEASE

1030 HIGHWAY 96  
WARNER ROBINS, GA 31088  
HOUSTON COUNTY

±2,400-±3,600 SF

CALL AGENT FOR PRICING

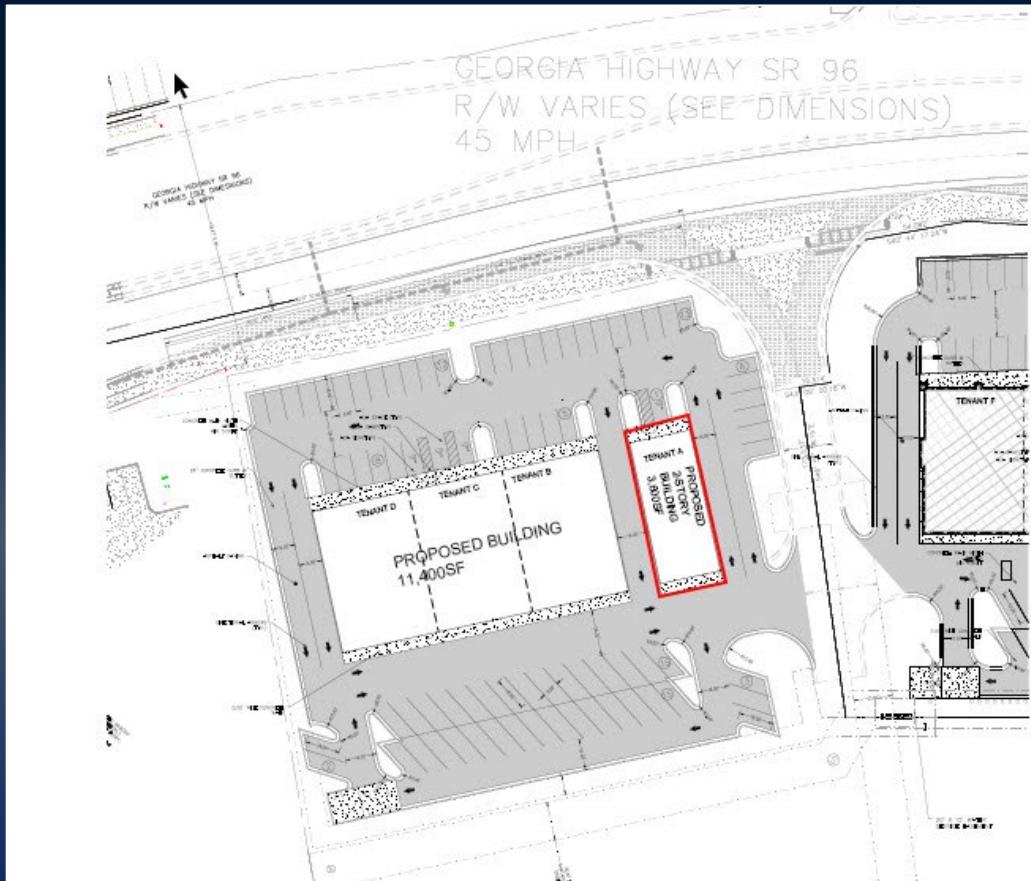


KEVIN HARKINS C: 478.338.0623  
KHARKINS@THESUMMITGROUPMACON.COM  
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210  
O: 478.750.7507  
WWW.THESUMMITGROUPMACON.COM



## PROPERTY INFORMATION

- ±2,400 – 3,600 SF available with drive thru capability
- Possible “Build to Suit”
- Shared Parking
- Utilities to site
- Excellent high traffic location in front of Rigby's Entertainment Center
- Conveniently located to national retailers, restaurants and banking such as Walgreens, Lowe's, O'Reilly Auto Parts, MidSouth Bank, Morris Bank, Mellow Mushroom, Wild Wing Café and more.



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## TRAFFIC COUNTS & DEMOGRAPHICS

Traffic Count (GDOT 2023):  
Highway 96 - 31,300 VPD

## Demographics:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2019 Population:	5,235	44,484	92,891

2025 Population Estimate:  
5,404      46,707      98,000

2019 Households: 1,945 16,096 35,707

2025 Households Estimate:  
2,014 16,983 37,803

2019 Average HH Income:  
\$129,380    \$120,033    \$104,006

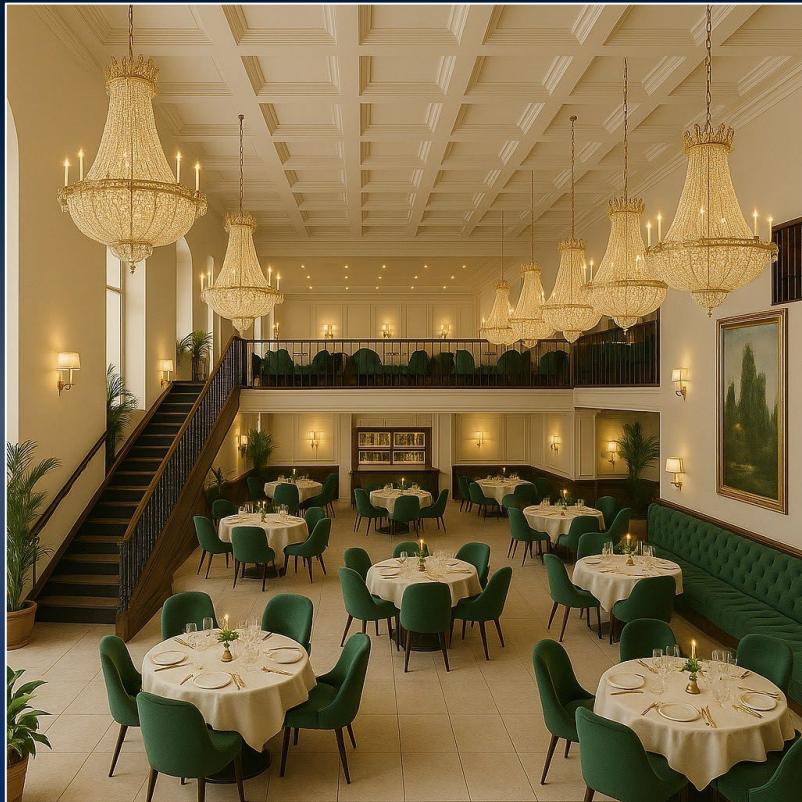
2025 Average HH Income Estimate:  
\$144,271   \$131,017   \$113,696



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## INTERIOR RENDERINGS



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