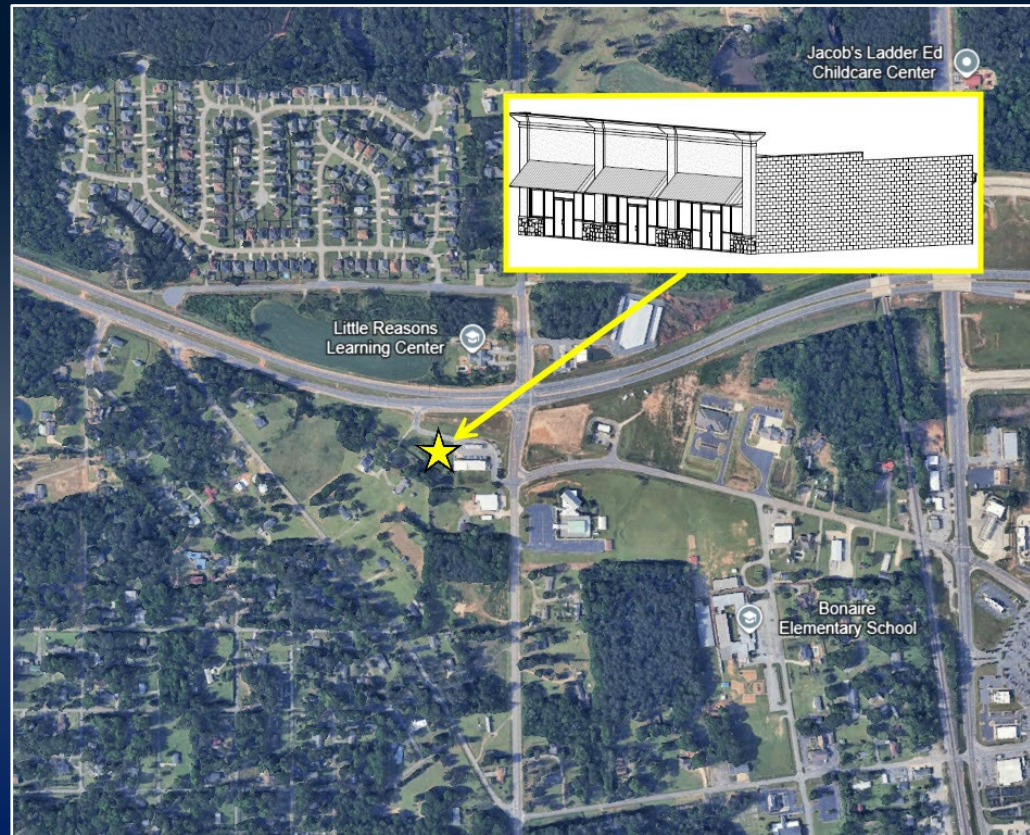


# PRE-LEASING | RETAIL SPACE

200 HIGHWAY 96 E  
BONAIRE, GA 31005  
HOUSTON COUNTY

±3,500 SF

LEASE RATE:  
\$22/SF, NNN



**ADAM BAILEY C: 478.733.7961**

[ABAILEY@THESUMMITGROUPMACON.COM](mailto:ABAILEY@THESUMMITGROUPMACON.COM)

4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

**O: 478.750.7507**

[WWW.THESUMMITGROUPMACON.COM](http://WWW.THESUMMITGROUPMACON.COM)



## PROPERTY INFORMATION

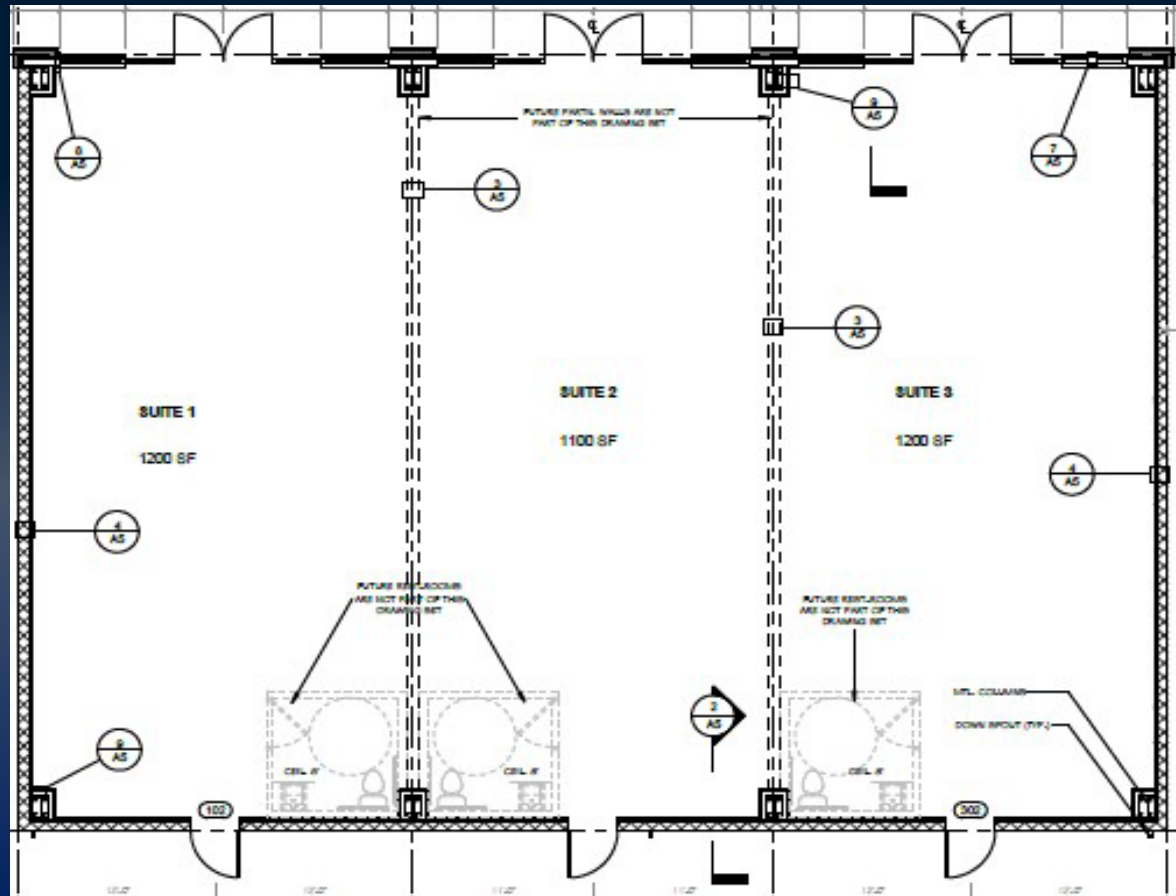
- ±3,500 SF of retail space
- Can be divided
- Estimated completion: Summer 2026
- Highway 96 is a key east-west route in central Georgia that connects Bonaire to Warner Robins, Perry, and Interstate 75, bringing regular traffic past the location
- Houston County continues to experience strong developmental growth driven by expanding industry, steady population increases, and ongoing investments in infrastructure and economic development



200 HIGHWAY 96 E  
BONAIRE, GA 31005  
HOUSTON COUNTY



# FLOOR PLAN



200 HIGHWAY 96 E  
BONAIRE, GA 31005  
HOUSTON COUNTY



## DEMOGRAPHICS

### 200 Highway 96 E - Bonaire, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	3,526	26,156	78,098
2030 ESTIMATED POPULATION	3,863	28,059	82,883
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,241	9,506	28,960
2030 HOUSEHOLD ESTIMATES	1,355	10,202	30,800
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$121,566	\$115,604	\$104,518
2030 HH INCOME ESTIMATE	\$132,267	\$127,218	\$114,944

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$115,604**



**26,156**



**9,506**



**3.3%**



**12,083**

*The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.*

