



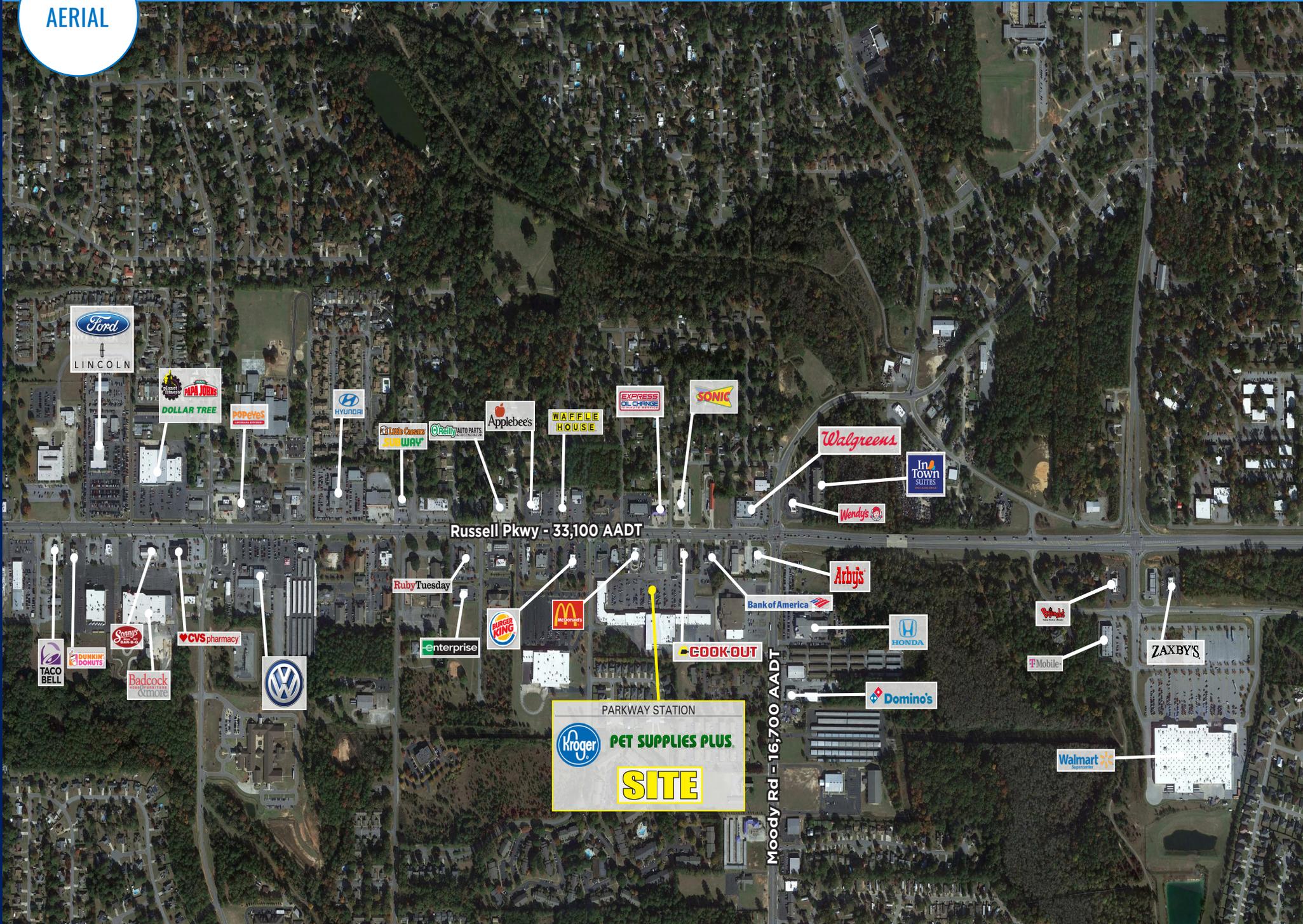
115 RUSSELL PKWY | WARNER ROBINS, GA

PARKWAY STATION

1,200-2,700 SF AVAILABLE



AERIAL



PROJECT DETAILS

PARKWAY STATION • 1,200-2,700 SF AVAILABLE • RETAIL

AVAILABLE SPACE

Suite 160: 1,200 SF - Retail
 Suite 180: 1,200 SF - Retail
 Suite 200: 1,350 SF - Retail
 Suite 220: 1,400 SF - Retail
 Suite 300: 2,700 SF - Restaurant

TRAFFIC COUNTS

33,100 ADT on Russell Pkwy

PROPERTY HIGHLIGHTS

- 2.5 miles southwest of Robins AirForce Base
- Robins Air Force Base is the single largest industrial complex in Georgia covering 6,935 acres with 24,000 civilians, contractors, and military members
- 906,000 annual shoppers

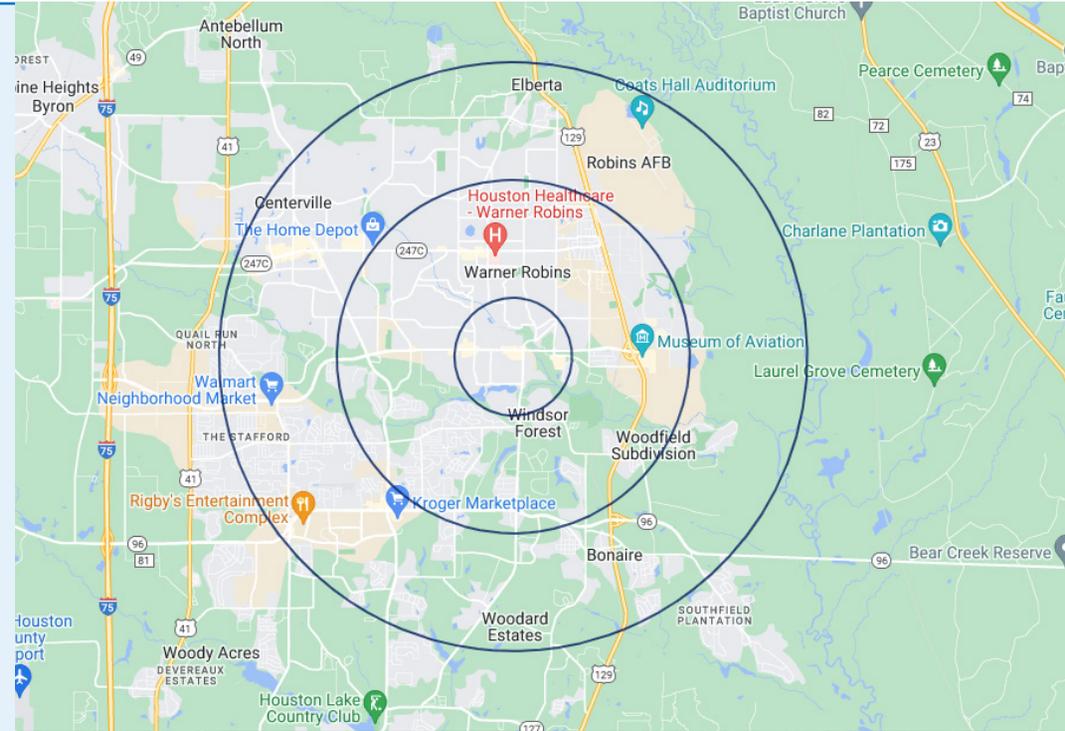
COUNTY

Houston

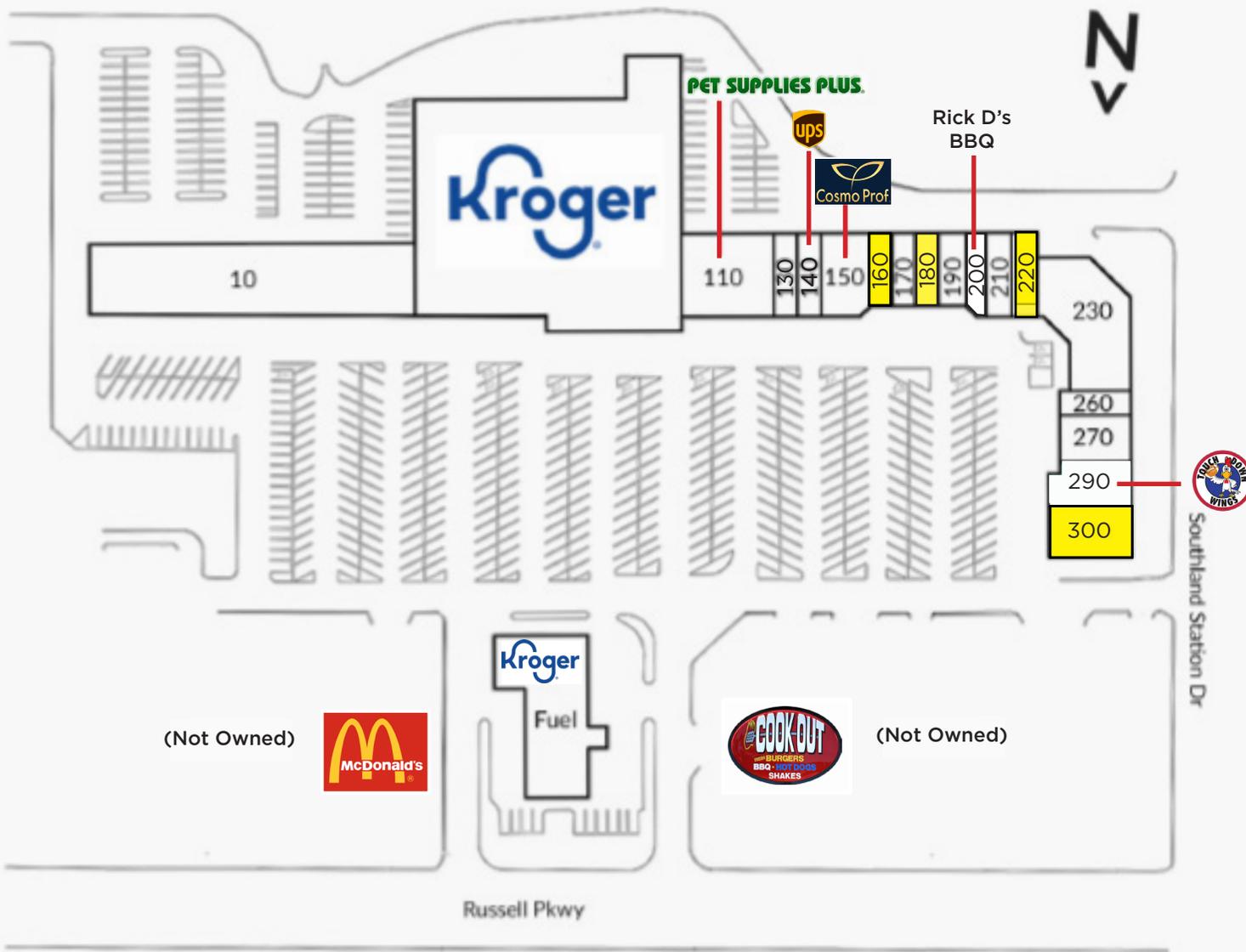
MARKET

Warner Robins

	1 MILE	3 MILE	5 MILE
 POPULATION	7,771	53,166	107,842
 MEDIAN HH INCOME	\$61,795	\$70,024	\$78,235
 DAYTIME POPULATION	2,994	19,516	33,357



SITE PLAN



Unit	Tenant	SF
10	Beauty Queen/ Furniture Queen	16,320
100	Kroger	42,130
110	Pet Supplies Plus	5,627
130	Innovations Hair Salon	1,400
140	UPS Store	1,400
150	CosmoProf	2,750
160	Future Availability	1,200
170	Grace Alterations	1,200
180	Available	1,200
190	Metro PCS by T-Mobile	1,200
200	Rick D's BBQ	1,350
210	Rocky's Smoke Shop	1,400
220	Future Availability	1,400
230	Happy China Restaurant	6,640
260	Super Nails	1,150
270	Heroes & Villains Comics	2,400
290	Touchdown Wings	2,850
300	Future Availability	2,700
FUEL	The Kroger Co.	Outparcel
R-BIN	Green Zone Recycling LLC	Outparcel
	Total	94,317

WARNER ROBINS, GEORGIA

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