



Property > For Lease

Century Retail Plaza – Phase 1

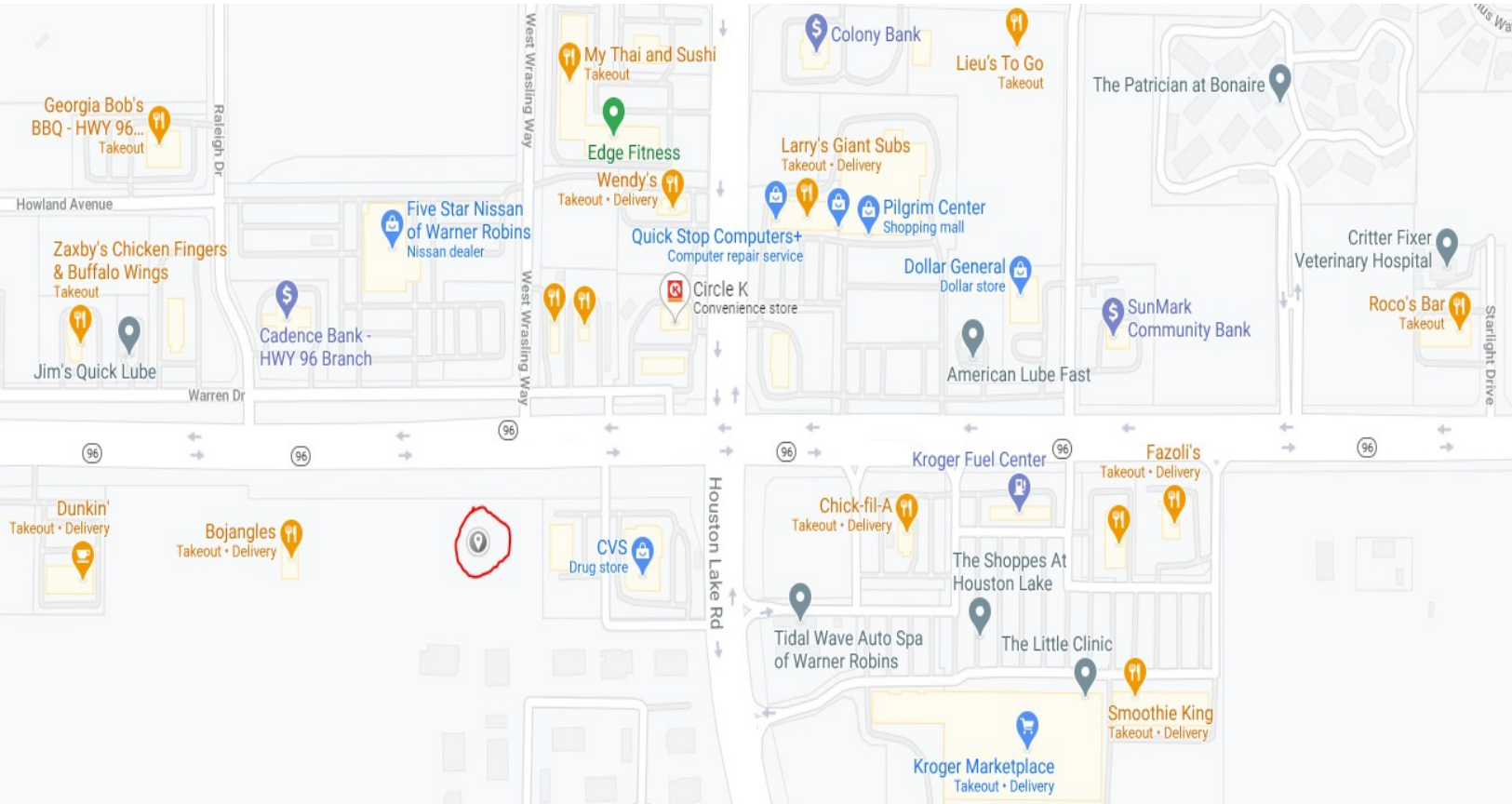
810 HWY 96, Warner Robins, GA-31088

Dhan Group Properties
 810 HWY 96, STE 1000
 WARNER ROBINS, GA 31088

TABITHA / LEASING OFFICER/ (478) 397-1965/ TABITHA@DHAN-GROUP.COM

Executive Summary

810 HWY 96, STE 1000
WARNER ROBINS, GA 31088



Offering Summary

Lease Price – *Varied*

Square Footage – *CURRENTLY UNDER DEVELOPMENT*

Demographics Overview

- Houston County is one of the fastest growing counties. Houston County was one of the safest counties to live in 2019
- New housing development coming behind the property.
- Traffic Count: 28,300 VPD & 18,200 VPD

Property Highlights

- *This is the Third Phase for the project. The first phase building has National franchises like Baja Fresh and Cinnaholics.*
- *Located near one of the busiest Kroger in the state of Georgia.*
- *Highway 96 is one of the fastest growing areas in Warner Robins.*
- *Average Household Income is approximately \$105,808*

Inclusions

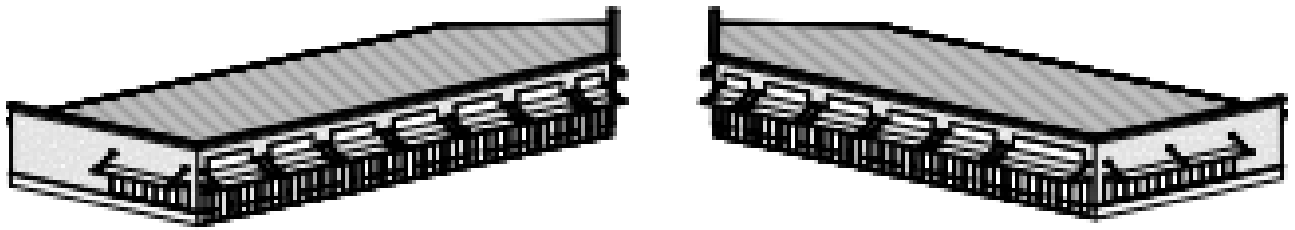
- The suite will be built according to the city and county building code
- The suite will include handicapped bathroom
- The suite will include HVAC unit
- The suite will include lights

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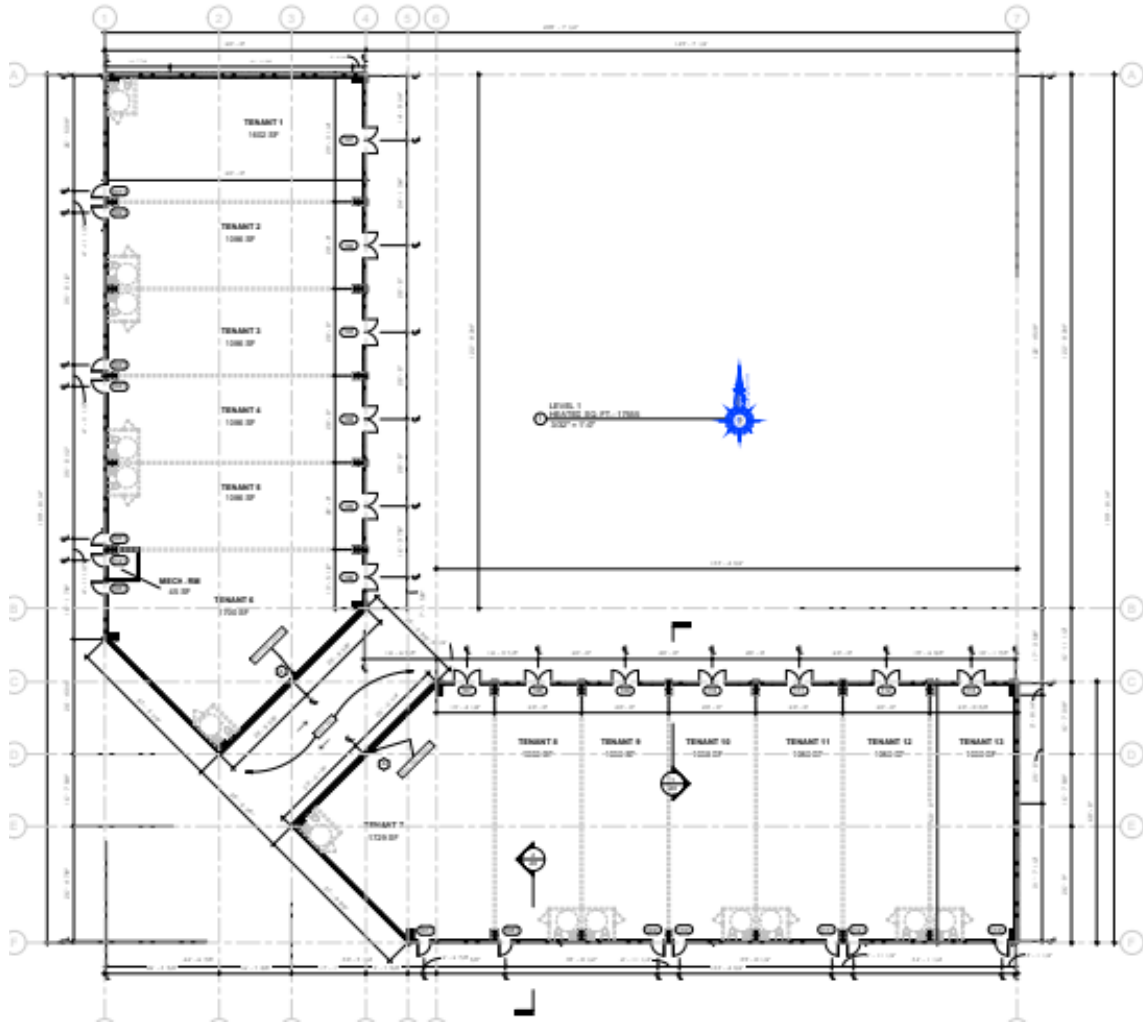
Building Layout

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Building Blueprint

810 HWY 96, STE 1000
WARNER ROBINS, GA 31088



Demographics

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Dhanraj Properties

810 GA-96 E, Warner Robins, Georgia, 31088
Rings: 1, 3, 5 mile radii

2020 Summary			
Population	4,919	42,688	92,841
Households	1,830	15,282	35,239
Families	1,381	11,585	25,154
Average Household Size	2.69	2.79	2.62
Owner Occupied Housing Units	1,275	10,973	22,968
Renter Occupied Housing Units	554	4,309	12,271
Median Age	34.7	35.3	35.9
Median Household Income	\$81,489	\$84,507	\$68,887
Average Household Income	\$105,808	\$109,294	\$95,523
2025 Summary			
Population	5,376	45,920	99,571
Households	2,001	16,454	37,773
Families	1,502	12,403	26,844
Average Household Size	2.68	2.79	2.63
Owner Occupied Housing Units	1,399	11,805	24,630
Renter Occupied Housing Units	603	4,649	13,143
Median Age	34.3	35.2	36.2
Median Household Income	\$92,346	\$95,910	\$77,465
Average Household Income	\$121,308	\$124,451	\$107,567
Trends: 2020-2025 Annual Rate			
Population	1.79%	1.47%	1.41%
Households	1.80%	1.49%	1.40%
Families	1.69%	1.37%	1.31%
Owner Households	1.87%	1.47%	1.41%
Median Household Income	2.53%	2.56%	2.37%



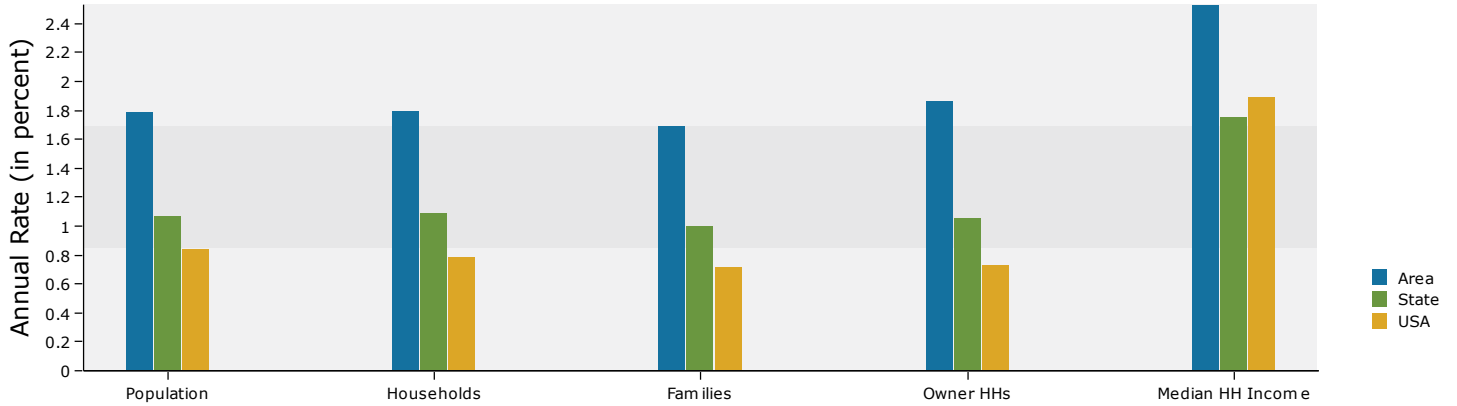
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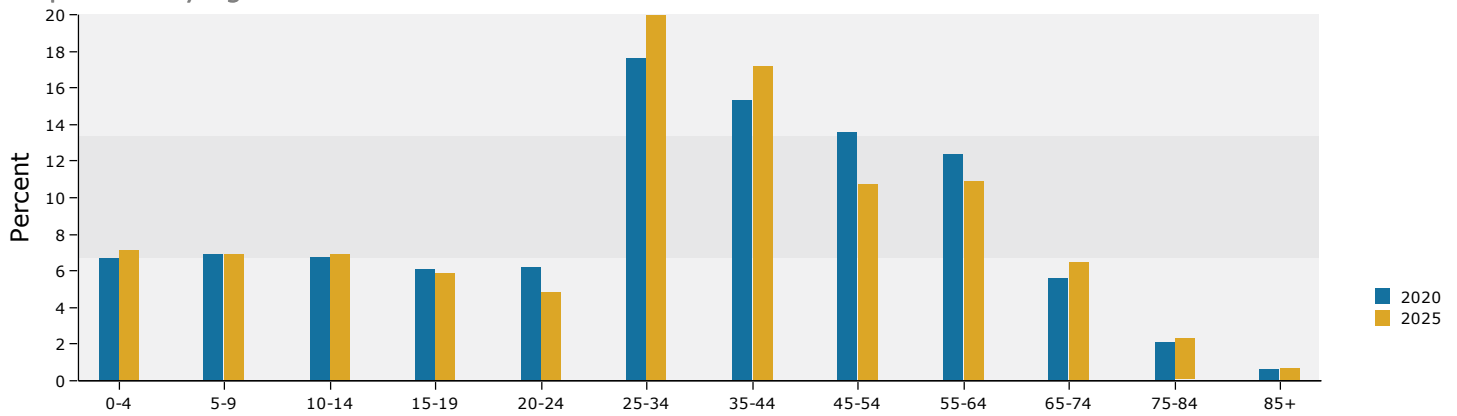
Rings: 1, 3, 5 mile radii

1 mile

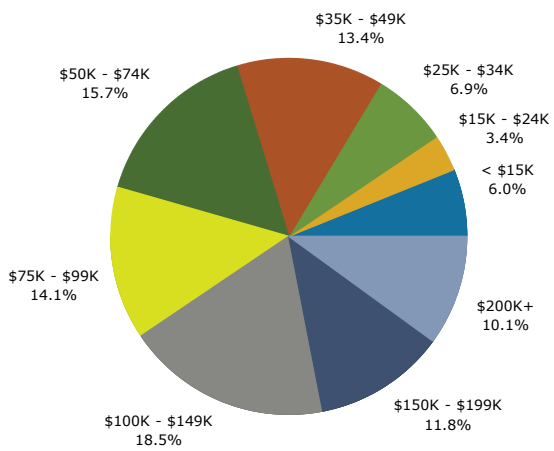
Trends 2020-2025



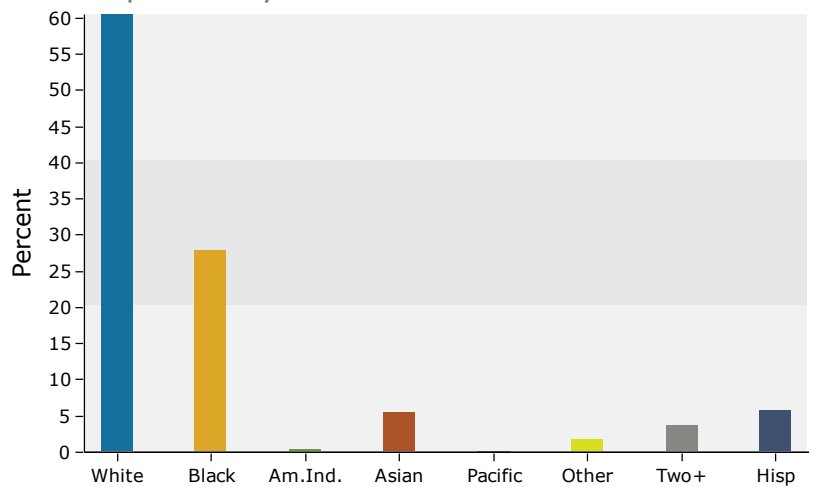
Population by Age



2020 Household Income



2020 Population by Race





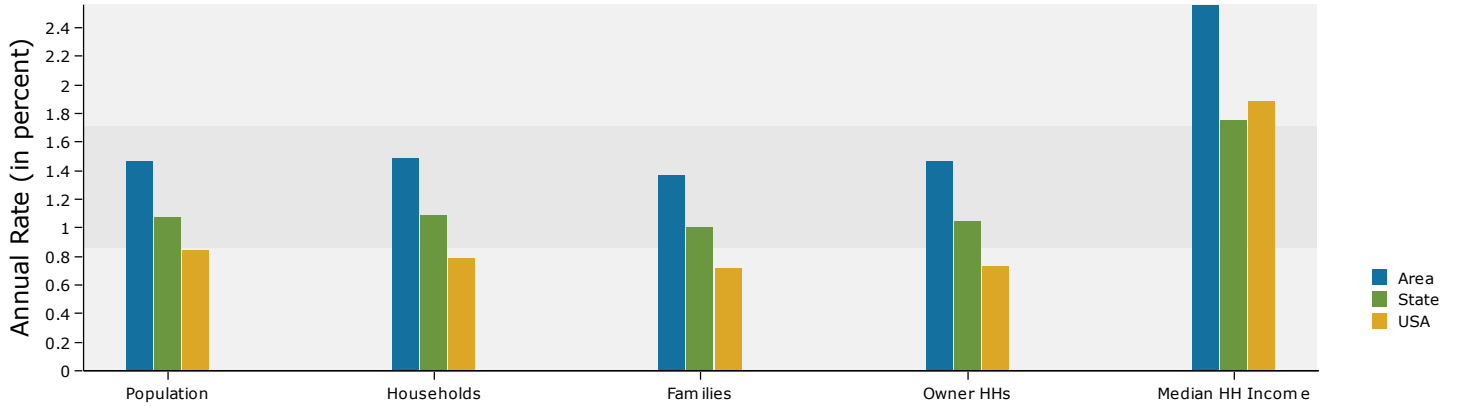
Dhanraj Properties

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Rings: 1, 3, 5 mile radii

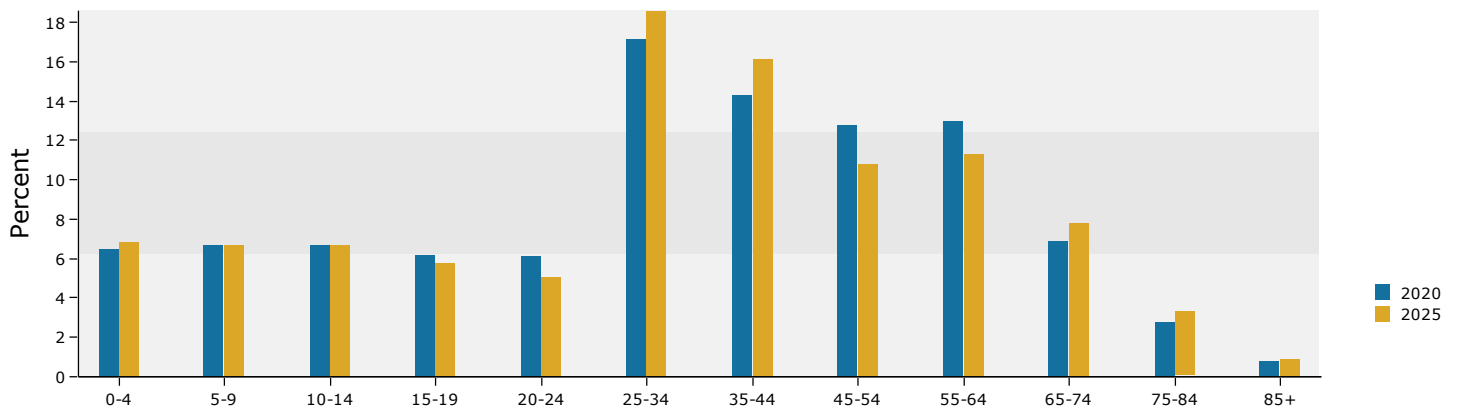
Prepared by Esri
Latitude: 32.55436
Longitude: -83.66359

3 miles

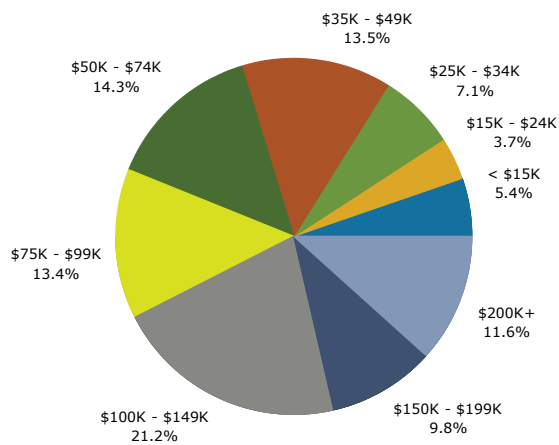
Trends 2020-2025



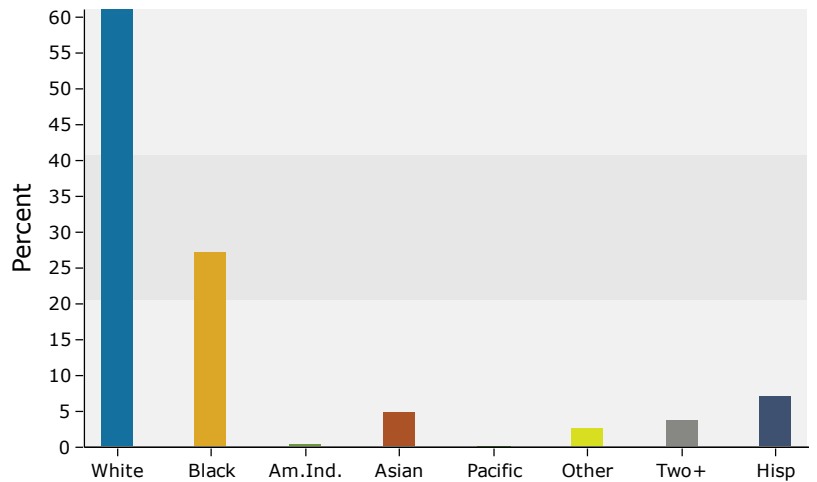
Population by Age



2020 Household Income



2020 Population by Race





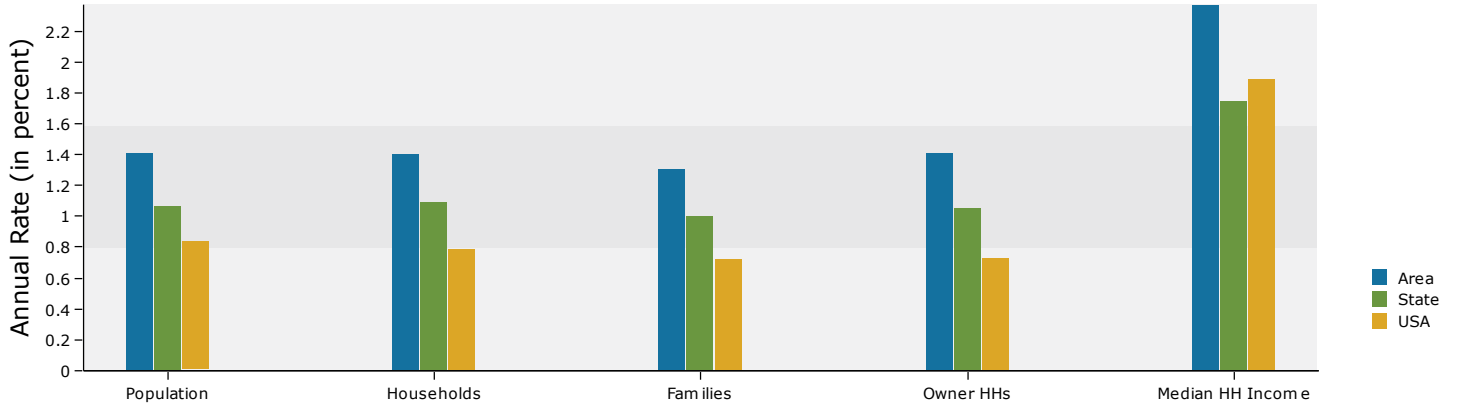
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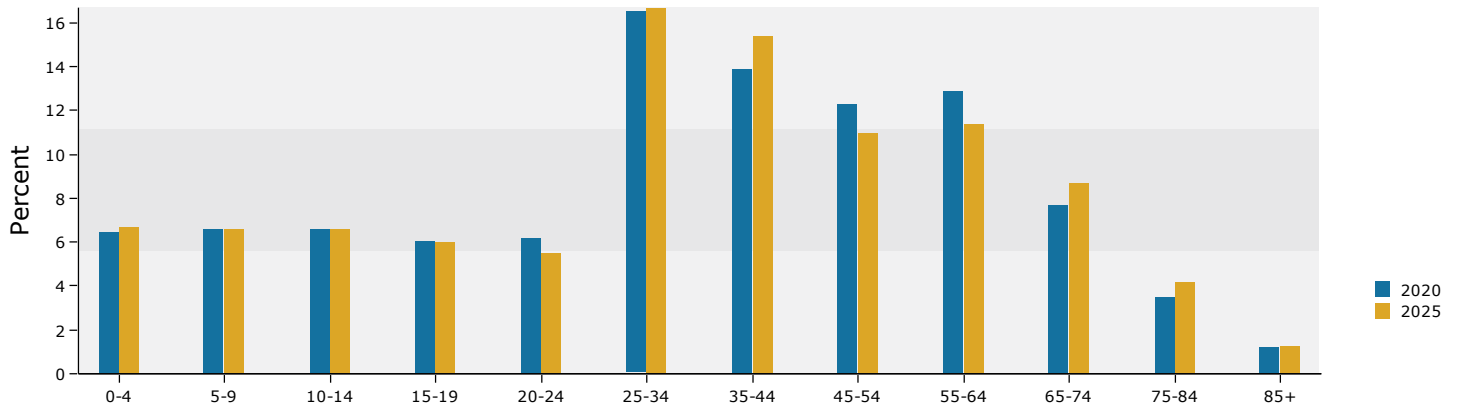
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5 miles

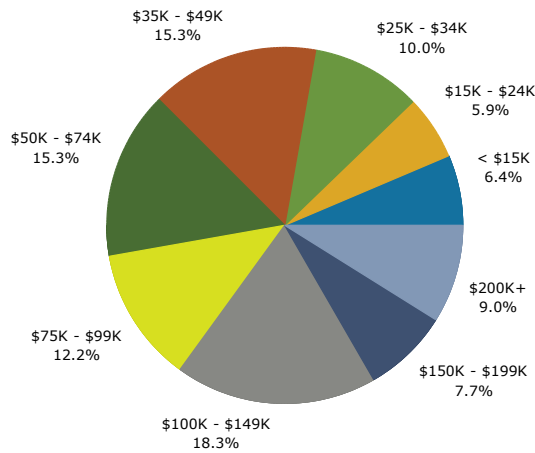
Trends 2020-2025



Population by Age



2020 Household Income



2020 Population by Race

