

# PRE-LEASING | SHOPS AT ARIA

3151 RUSSELL PARKWAY, WARNER ROBINS, GA 31088



**PHASE II: ±1,500 - ±11,976 SF | LEASE RATE: \$36/SF, \$5 ESTIMATED NNN**



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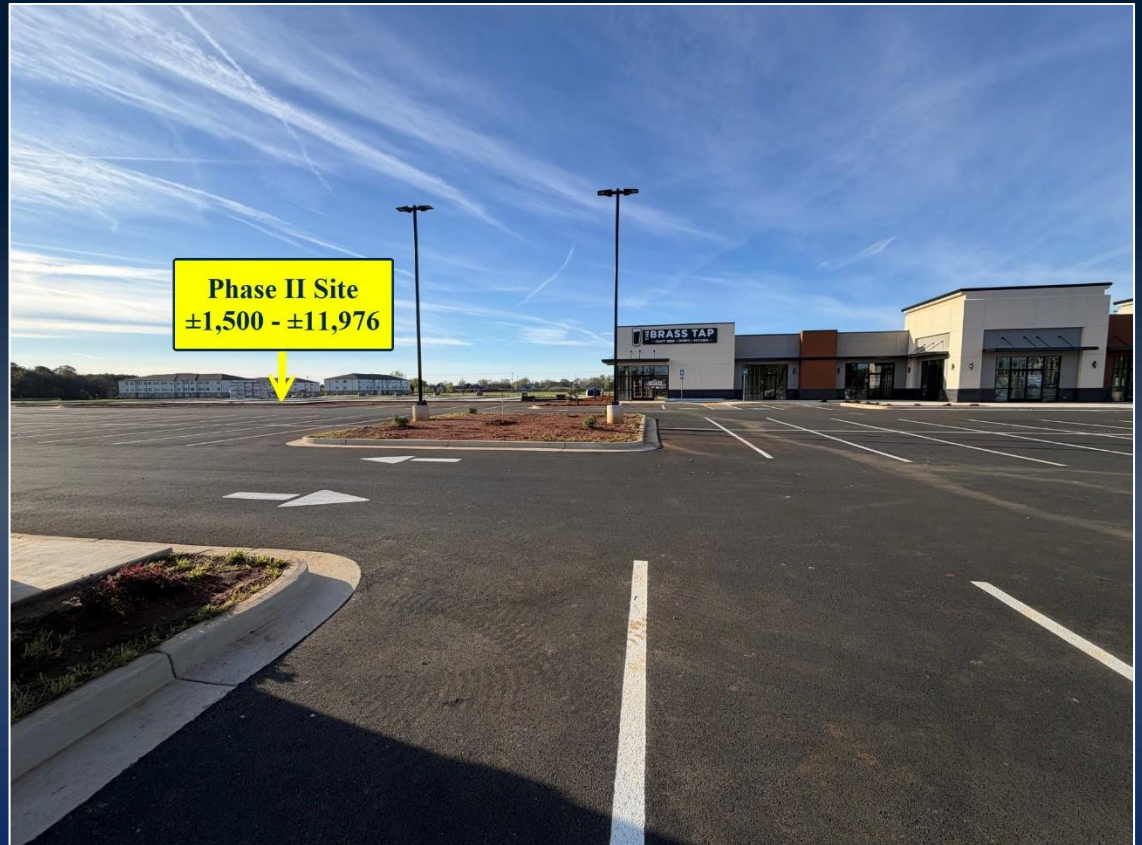
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## PROPERTY INFORMATION

- Phase II coming 2026 and will consist of  $\pm 1,500 - 11,976$  SF with up to 6 tenants
- Situated on 2.37 acres
- Ample Parking
- Located at the signalized corner of Russell Parkway & Tharpe Road
- Neighboring Businesses: Walmart, Zaxby's, American Pride Bank, McDonald's, CVS, Tidal Wave Auto Spa
- Ideal space for restaurants, retail or medical
- Contact agent for availability



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HOUSTON COUNTY**



ADDITIONAL  
PHOTOS



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# SITE PLAN



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