

OFFICE SPACE FOR LEASE

2276 Moody Road

Warner Robins, GA 31088



Available: Suite B - 1,300 SF

Traffic Count: 16,700 VPD on Moody Road
25,400 VPD on Russell Parkway

Notes: Suite B - Professional office/showroom with restroom.

Located: Located on Moody Road, close to the intersection with Russell Parkway. 6 miles from Robins Air Force Base. Nearby businesses include Hughes Honda, Walgreens, and many other national retail and restaurant locations.

Lease Price:
Suite B: \$12.50/SF NNN
NNN Estimate - \$2.00/SF

**FOR MORE
INFORMATION
CONTACT**

Ginny Wyatt, CCIM
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(478) 397-2233 (cell)
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Kate Carman
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(478) 919-3878 (cell)
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151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000

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PHOTOS

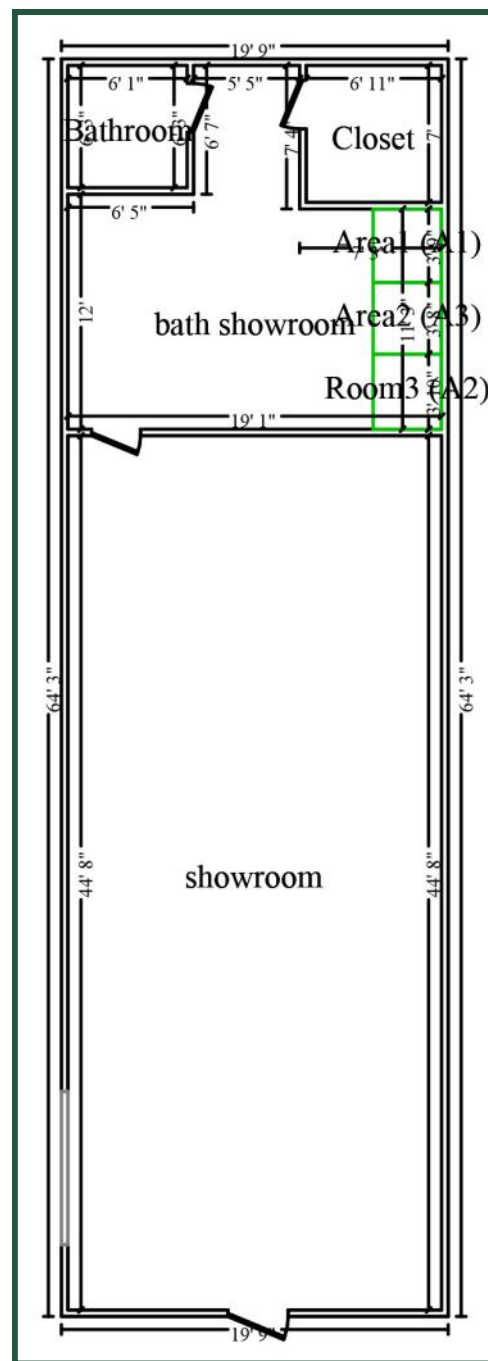


Exterior - Monument Sign



Suite B Interior - From Front

FLOOR PLAN - SUITE B



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AERIAL



| 2024 Demos | 1 Mile | 3 Mile | 5 Mile |
|-------------|----------|----------|----------|
| Population | 7,631 | 50,990 | 105,780 |
| Median Age | 34.8 | 34.7 | 35.3 |
| Average HHI | \$81,422 | \$88,789 | \$95,659 |

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