

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
Associate Broker
(478) 397-2233 (cell)
(478) 971-8000 (office)
gwyatt@fickling.com

Kate Carman
Commercial Sales & Leasing
(478) 919-3878 (cell)
(478) 971-8000 (office)
kcarman@fickling.com

commercial.fickling.com

151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000
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PHOTOS

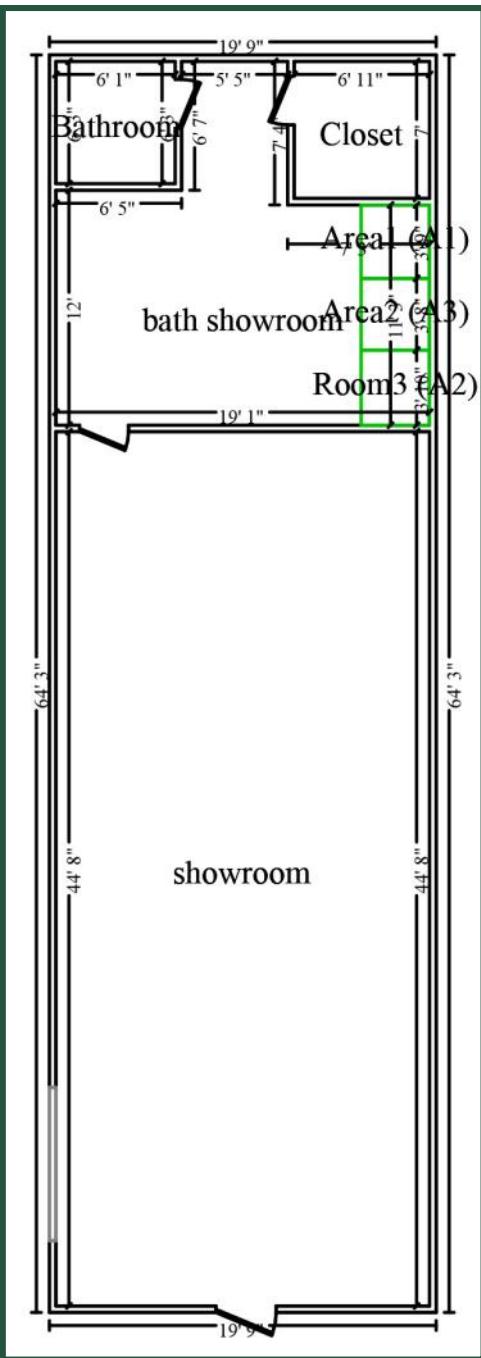


Exterior - Monument Sign



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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