

Retail Center Now Pre-Leasing!

946 Highway 96
Warner Robins, GA 31088



- Summary
- Area Info**
- Aerial
- Site Map



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 946 Highway 96
 Warner Robins, GA 31088

County: Houston

Total Size: 12,200 SF

Available: Two (2) Endcap Suites - 1,900 SF
 Three (3) In-line Suites - 1,400 SF

Utilities: All Available

Year Built: 2024

Traffic Count: 11,991 VPD - Hwy 96 (Eastbound)

Parking: 4.83/1000

SITE

Site Size: 1.45 Acres


Parcel ID: 0W1030 044000

Zoning: C2

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	6,978	46,640	92,442
Avg HH Income	\$129,058	\$134,859	\$110,342
Median Age	34.1	35.3	35.9

Endcap Lease Price: \$34.00/SF NNN | In-Line Lease Price: \$32.00/SF NNN

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Now Pre-Leasing! The two available endcap suites are approximately 1,900 SF each with grease traps installed. One end cap has drive-thru capability. The three available in-line suites are approximately 1,400 SF each. The maximum contiguous space is 4,700 SF. New curb cut from Highway 96 for right in, right out access.

This property is located on Highway 96, on the eastbound traffic side. Nearby businesses and locations of note include Publix, Kroger, Rigby's Entertainment Complex, Lowe's, Houston County High School, David A. Perdue Primary and Elementary Schools, and many restaurants.



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AERIAL



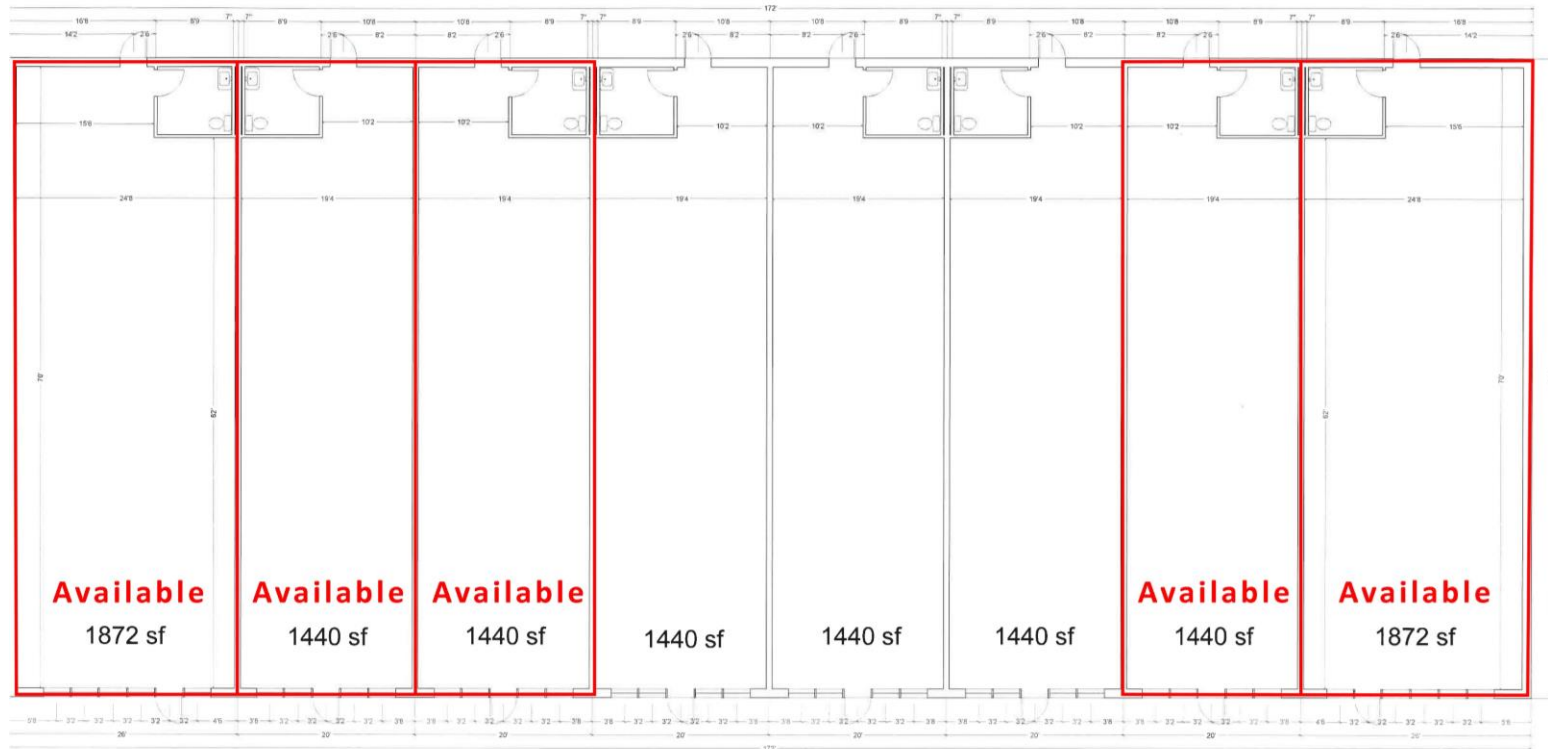
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SITE MAP



HOCO Plaza 946 HWY 96
Building Area
12384 sq ft

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