

POSSIBLE BUILD TO SUIT RESTAURANT BUILDING FOR LEASE

1030 HIGHWAY 96, BLDG. 1
WARNER ROBINS, GA 31088
HOUSTON COUNTY

±3,600 SF

LEASE RATE:
\$36/SF, NNN



KEVIN HARKINS C: 478.338.0623
KHARKINS@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210
O: 478.750.7507
WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- ±3,600 SF available with drive thru capability
- Possible “Build to Suit”
- Shared Parking
- Utilities to site
- Excellent high traffic location in front of Rigby’s Entertainment Center
- Conveniently located to national retailers, restaurants and banking such as Walgreens, Lowe’s, O’Reilly Auto Parts, MidSouth Bank, Morris Bank, Mellow Mushroom, Wild Wing Café and more



1030 HIGHWAY 96, BLDG. 1
WARNER ROBINS, GA 31088
HOUSTON COUNTY



TRAFFIC COUNTS & DEMOGRAPHICS

- Estimated Traffic Count (GDOT 2024)
 - Highway 96 – 18,800 VPD

1030 Highway 96 - Warner Robins, GA

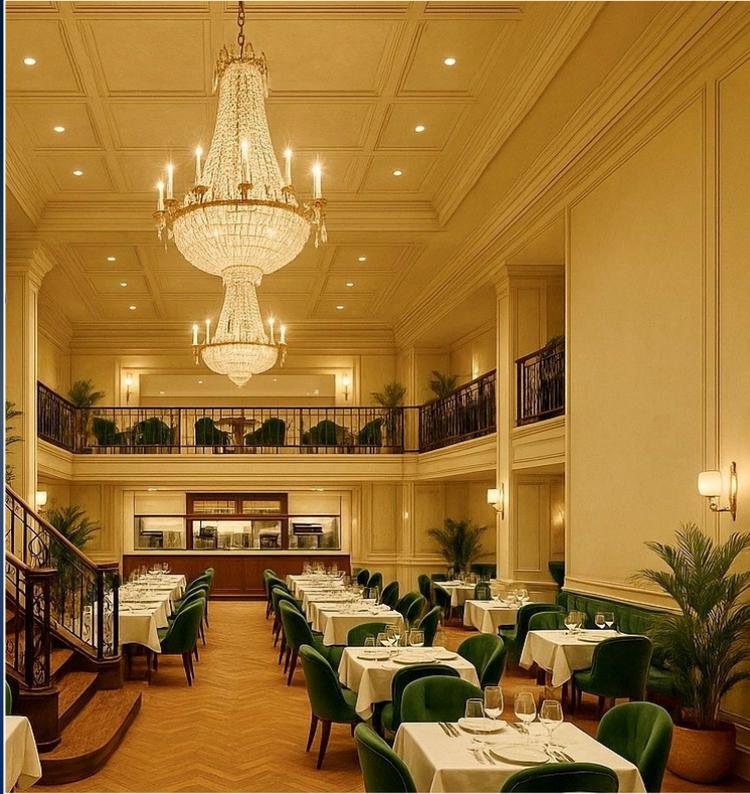
POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	5,234	44,484	92,891
2030 ESTIMATED POPULATION	5,404	46,707	98,000
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,945	16,096	35,707
2030 HOUSEHOLD ESTIMATES	2,014	16,983	37,803
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$129,380	\$120,033	\$104,006
2030 HH INCOME ESTIMATE	\$144,271	\$131,017	\$113,696

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
\$120,033	44,484	16,096	2.3%	22,848

1030 HIGHWAY 96, BLDG. 1
WARNER ROBINS, GA 31088
HOUSTON COUNTY



INTERIOR RENDERINGS



The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.

