

PRE-LEASING | SHOPS AT AVALON

RUSSELL PARKWAY @ LAKE JOY ROAD, WARNER ROBINS, GA 31093



LEASE RATE: \$32/SF, NNN | ±1,300 – ±11,700 SF AVAILABLE



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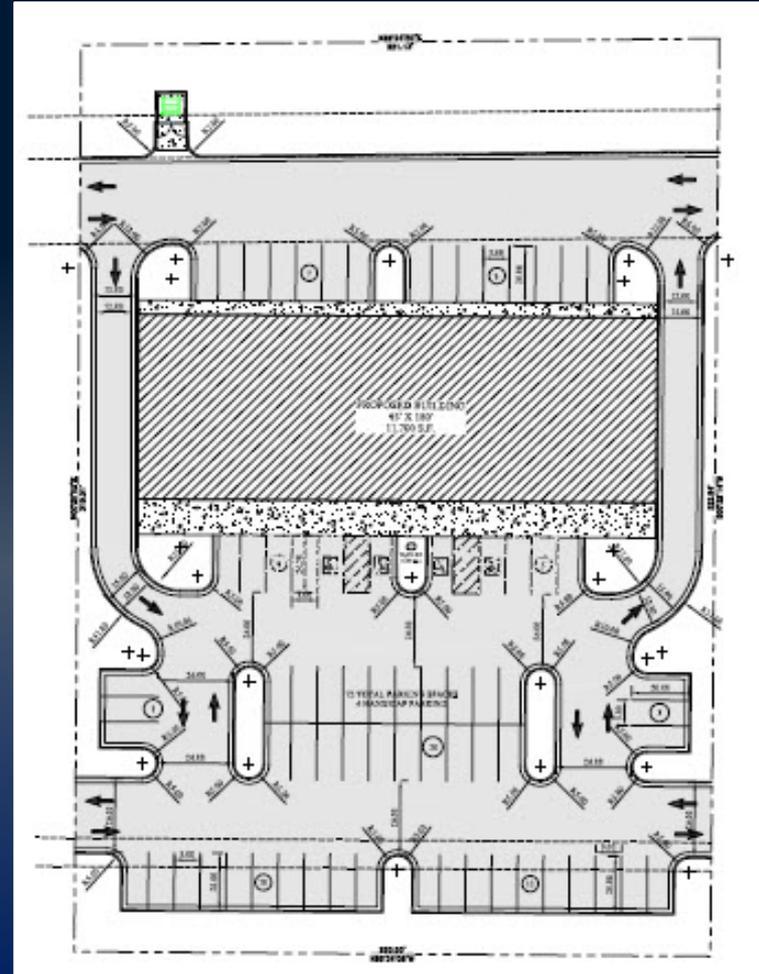
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PROPERTY INFORMATION & CONCEPT PLAN

- ±1,300 SF - ±11,700 SF available in a new construction retail center
- Estimated completion Fall 2026
- ±1.63-acre lot
- Drive-thru capability available on both endcaps
- Ample parking
- High traffic location across from Walmart Neighborhood Market at the intersection of Russell Parkway and Lake Joy Road
- Desirable, rapidly growing section of Houston County
- Traffic Count (GDOT 2023):
 - Russell Parkway - 21,500 VPD
 - Lake Joy Road - 17,300 VPD



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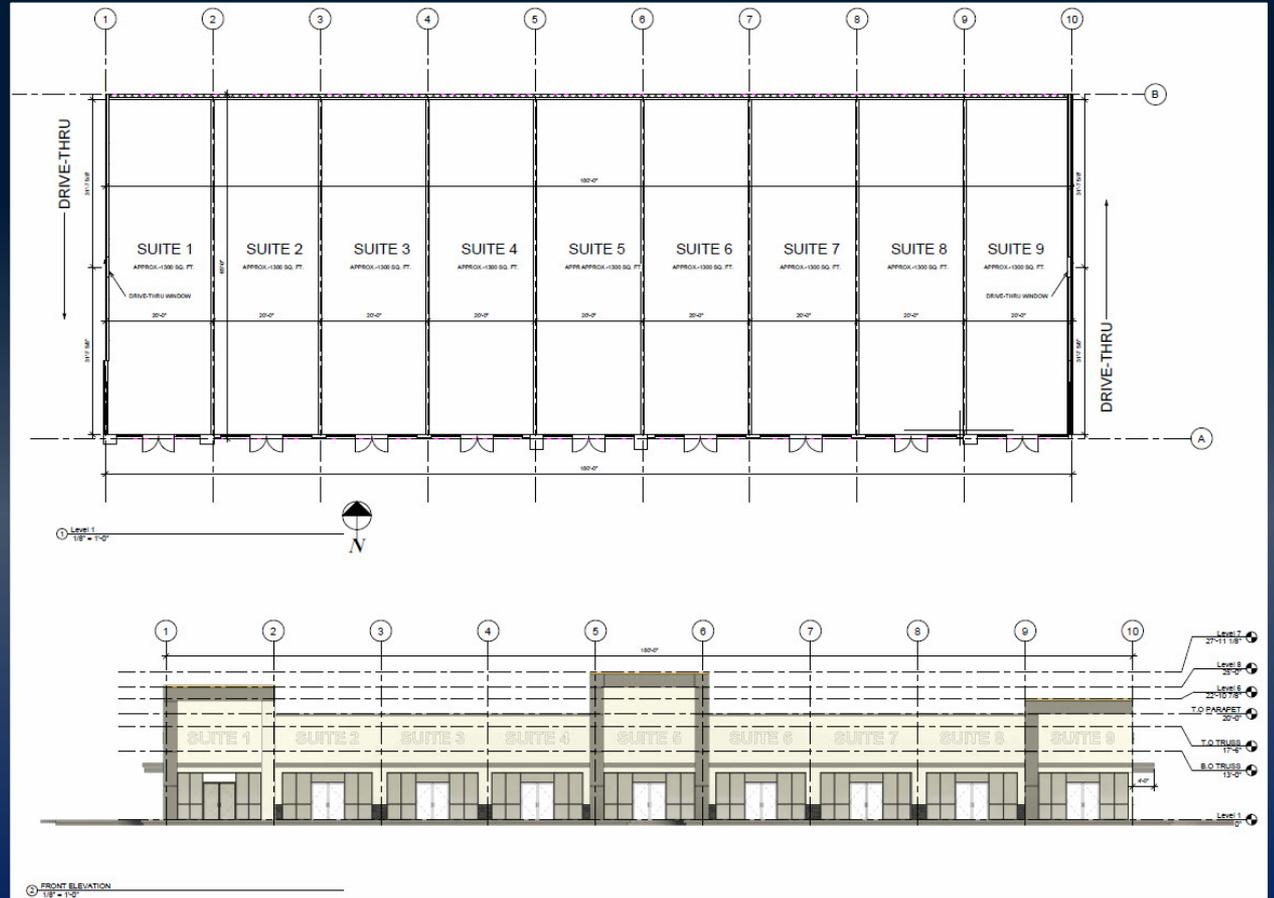
RENDERING



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SITE PLAN



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