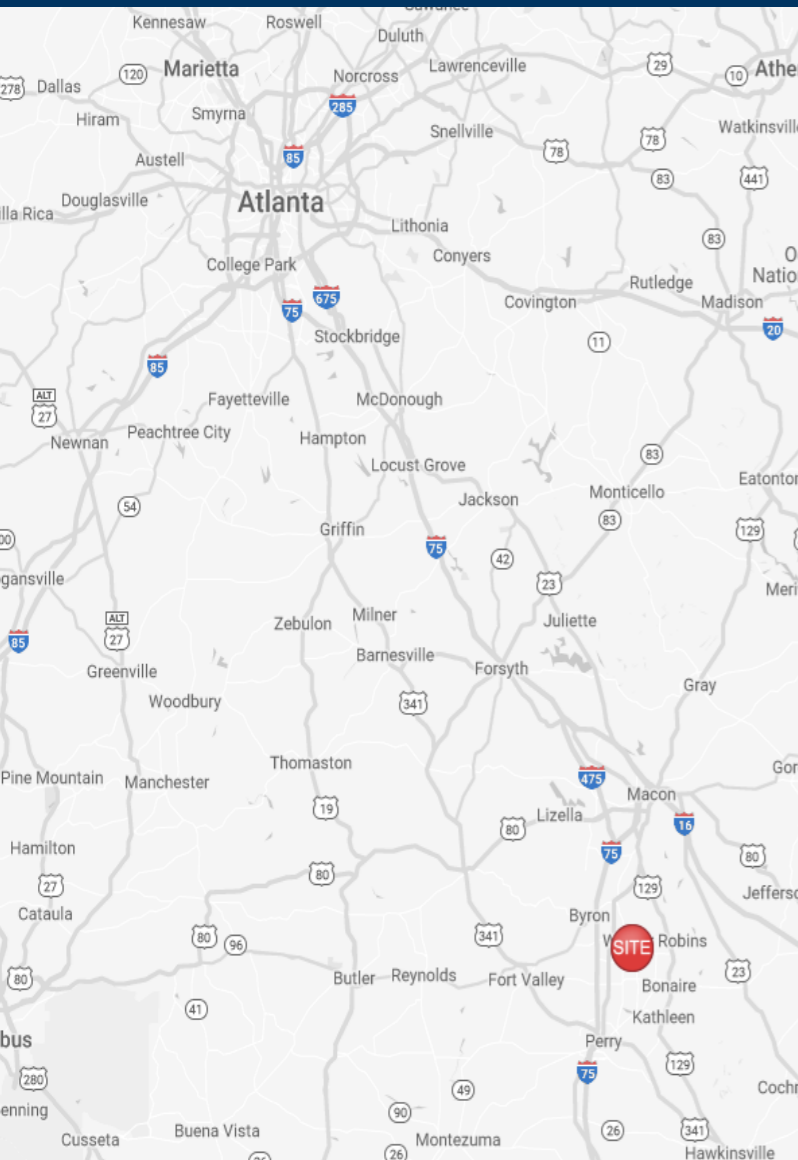
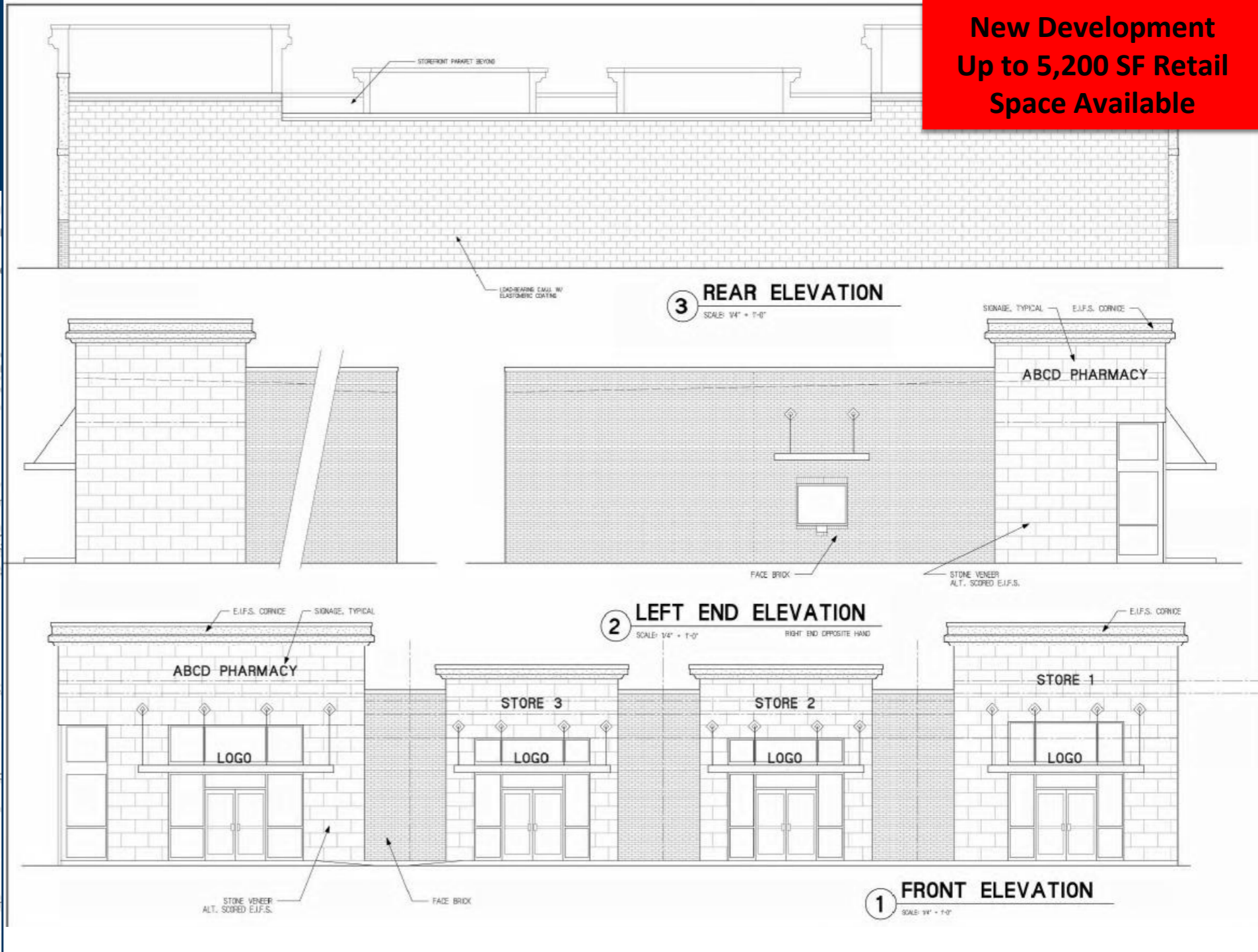


Warner Robins Development

608 South Houston Lake Road
Warner Robins, GA 31088



**New Development
Up to 5,200 SF Retail
Space Available**



Property Highlights

- This new development located on corner of busy South Houston Lake Road and Leverett Road in Warner Robins will offer up to 5 retail spaces.
- 1,300 SF Retail Space Available
- Estimated Delivery Q1 2024
- Over 31,825 VPD on South Houston Lake Road and 8,972 VPD on Leverett Road.

Site Access: Via South Houston Lake Road and Leverett Road at traffic light.

Leasing Contacts

Marrissa Chanin
678-501-5341
Marrissa@riverwoodproperties.com

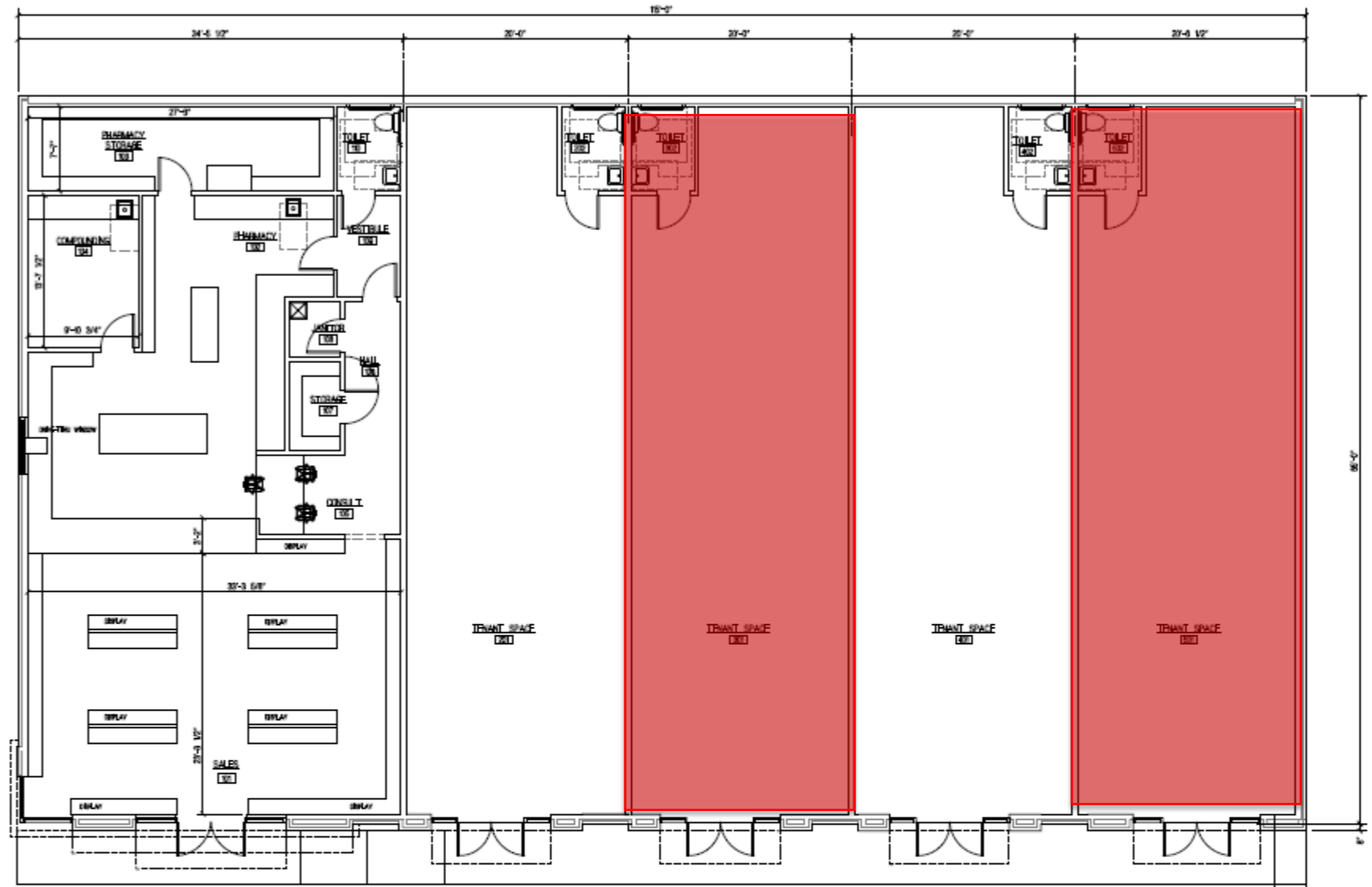
Amber Mann
770-955-7699
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www.riverwoodproperties.com



Warner Robins Development

Suite	Tenant	Square Feet
100	Pharmacy	2,275
200	Doctor Office	1,300
300	Retail Space Available	1,300
400	Habits Smoke	1,300
500	Retail Space Available	1,300
GLA		7,475 SF
Availability		1,300 SF



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



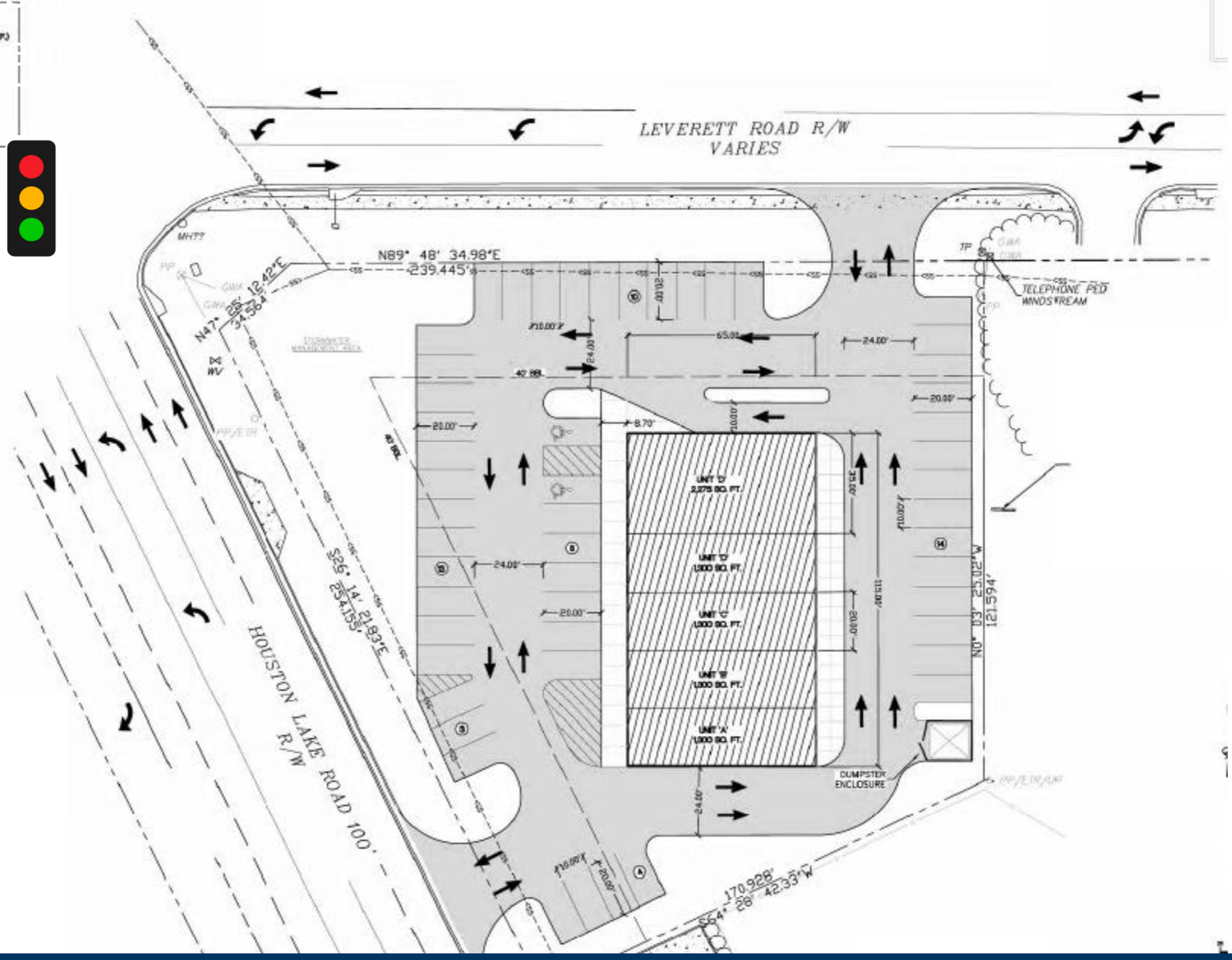
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



WARNER ROBINS DEVELOPMENT

Floor Plan

DEVELOPMENTAL DATA:
 TOTAL AREA OF SITE 1104 ACRES (45,902 SF)
 F.A. OF B.V. Δ 0.61 X 1.8F
 SETBACKS FRONT-40'
 REAR-0'
 PARKING REQUIREMENTS:
 REQUIRED PARKING- 33
 PROPOSED PARKING- 52



WARNER ROBINS DEVELOPMENT

Site Plan



AREA DEMOGRAPHICS



2022
Population

3 MILE	65,271
5 MILE	120,593
10 MILE	183,159



2022 Daytime
Population

3 MILE	21,736
5 MILE	37,695
10 MILE	56,596



Household 2022

3 MILE	26,210
5 MILE	47,024
10 MILE	70,420



Household
Income

3 MILE	\$70,698
5 MILE	\$70,698
10 MILE	\$73,840



WARNER ROBINS

Trade Area Overview