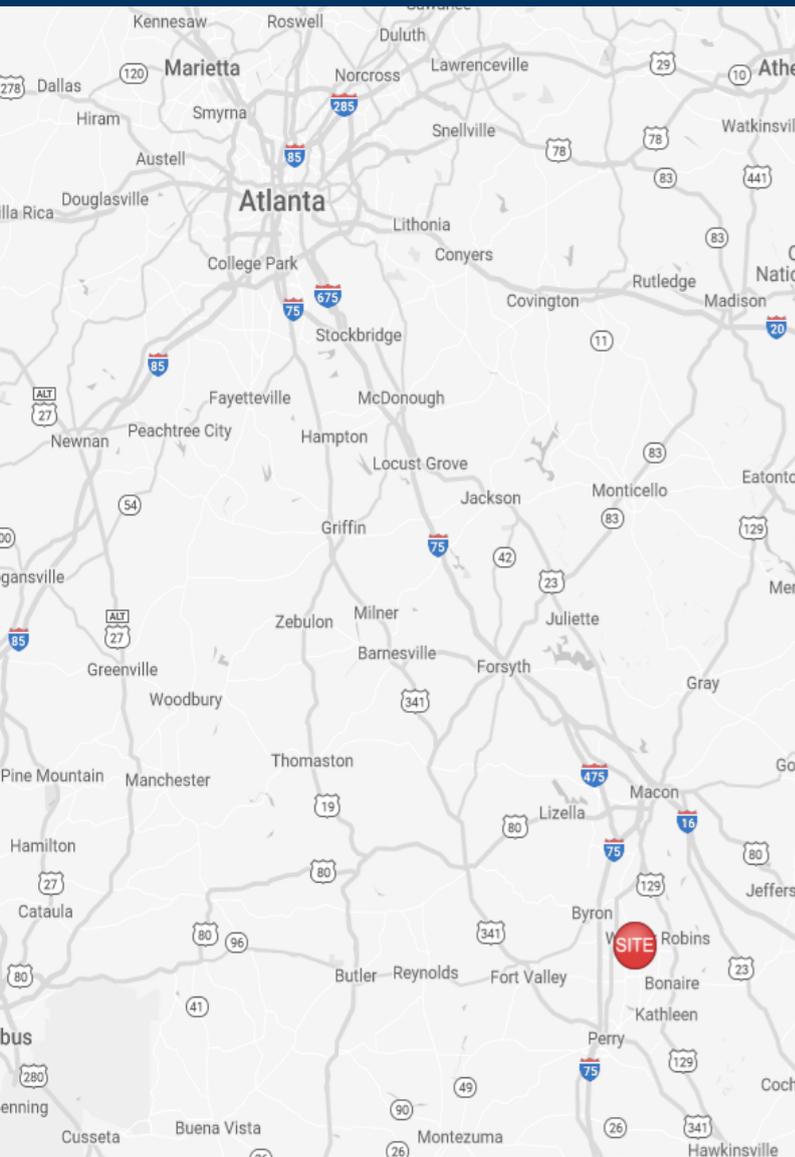


Warner Robins Development

608 South Houston Lake Road
Warner Robins, GA 31088



Leasing Contacts

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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.

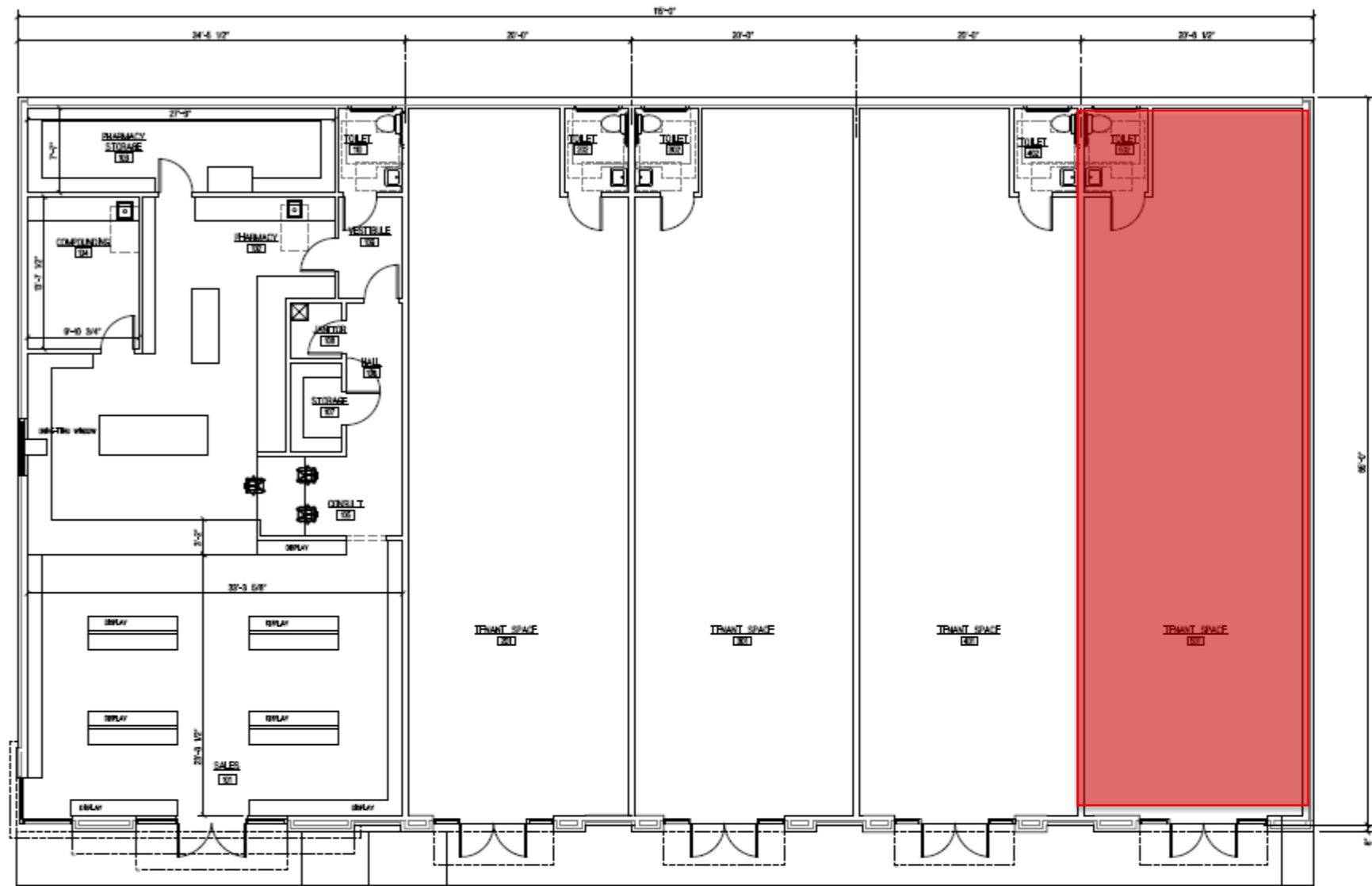
Site Access: Via South Houston Lake Road and Leverett Road at traffic light.



RIVERWOOD

Warner Robins Development

Suite	Tenant	Square Feet
100	Pharmacy	2,275
200	Doctor Office	1,300
300	Acres and Oak Kitchen	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"

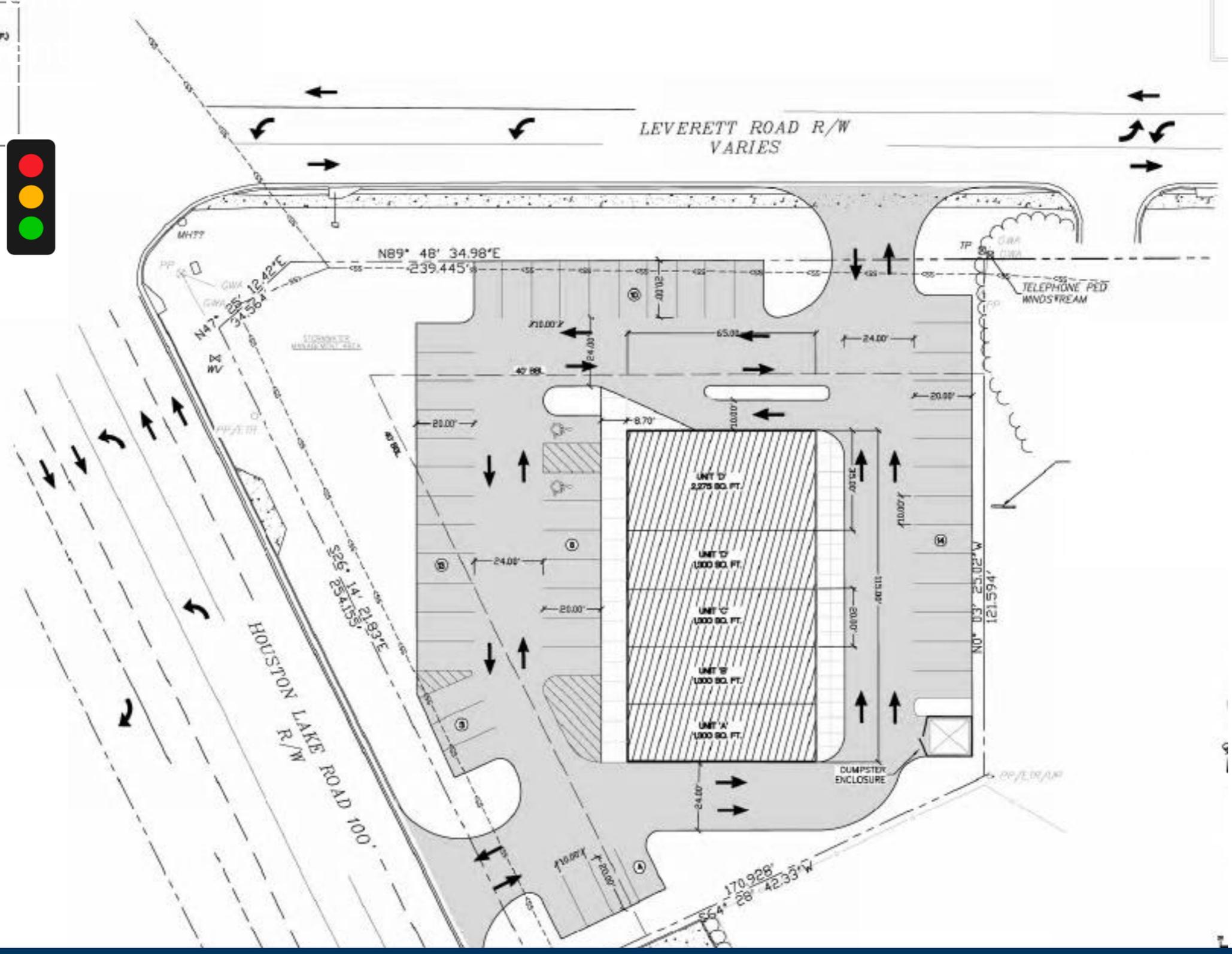


WARNER ROBINS DEVELOPMENT

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



2024
Population

3 MILE	7,037
5 MILE	63,905
10 MILE	122,257



2024 Daytime
Population

3 MILE	9,187
5 MILE	57,486
10 MILE	106,827



Household 2024

3 MILE	2,988
5 MILE	25,659
10 MILE	47,786



Household
Income

3 MILE	\$78,500
5 MILE	\$94,500
10 MILE	\$95,900



WARNER ROBINS

Trade Area Overview

