

Publix #1008 - Paradise Shoppes of Warner Robins

1114 Georgia 96

Warner Robins, GA 31047

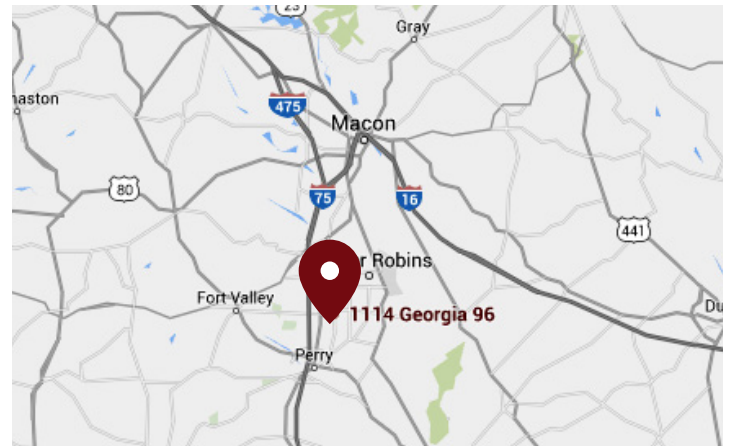
Lat 32.547, Long -83.692

FULLY LEASED



PROPERTY HIGHLIGHTS

- Paradise Shoppes of Warner Robins is a Publix-Anchored Shopping Center Located on a Busy 4-Lane Thoroughfare and Offers Excellent Ingress/Egress with Multiple Traffic Signals and Access Points
- Convenient to the Newly Developed Rigby's Entertainment Complex and Water World with over 90 Acres of Fun, Featuring Bowling, Miniature Golf, Go-Karts, Roller Skating and 16 Water Slides
- Center is Surrounded by Many Apartment Complexes Adding Approximately 600 New Units
- Situated Two Miles from Central Georgia College with Over 7,600 Students and Faculty
- Densely Populated Trade Area with Excellent Demographics
- Combined Traffic Count: 19,330 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,182	39,931	85,434
Daytime Population	3,267	26,015	58,680
Total Households	1,537	14,430	32,630
Avg. HH Income	\$151,981	\$133,455	\$112,175

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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6400 Powers Ferry Road, Suite 300, Atlanta, GA

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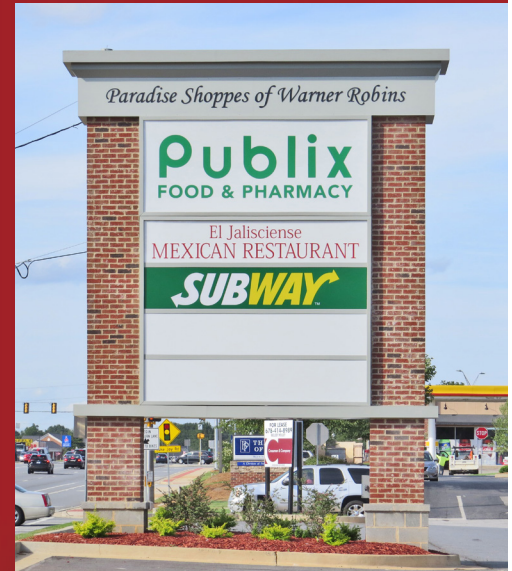
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SITE PLAN



Suite	Tenant	Size
7	Publix	45,970
1	El Jalisciense Mexican	4,000
2A	Lendmark Financial Services	1,600
2B	Mathnasium	1,600
3	Miss Dottie's	3,200
8	The UPS Store	1,400
9	The Wax Strip	1,400
10	Subway	1,400
11-12	Big Picture Burgers	2,450
13-15	Pediatric Convenient Care	3,850
16	Nail Luv	1,400
17	Top China	1,400
18	Chop Barbershop	1,050
19	TANGERINES Tanning	2,450
20	Gem Cleaners	1,400

TOTAL 74,570



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **225,200**

EST. # OF VISITS ANNUALLY

 **1.7 Million**

AVG. VISITS / CUSTOMER

 **7.73**

AVG. LENGTH-OF-STAY / VISIT

 **31 MIN**

TOP 3 DAYS



Saturday	284,112
Friday	270,791
Sunday	255,739

OF VISITS

TOP 3 HOURS

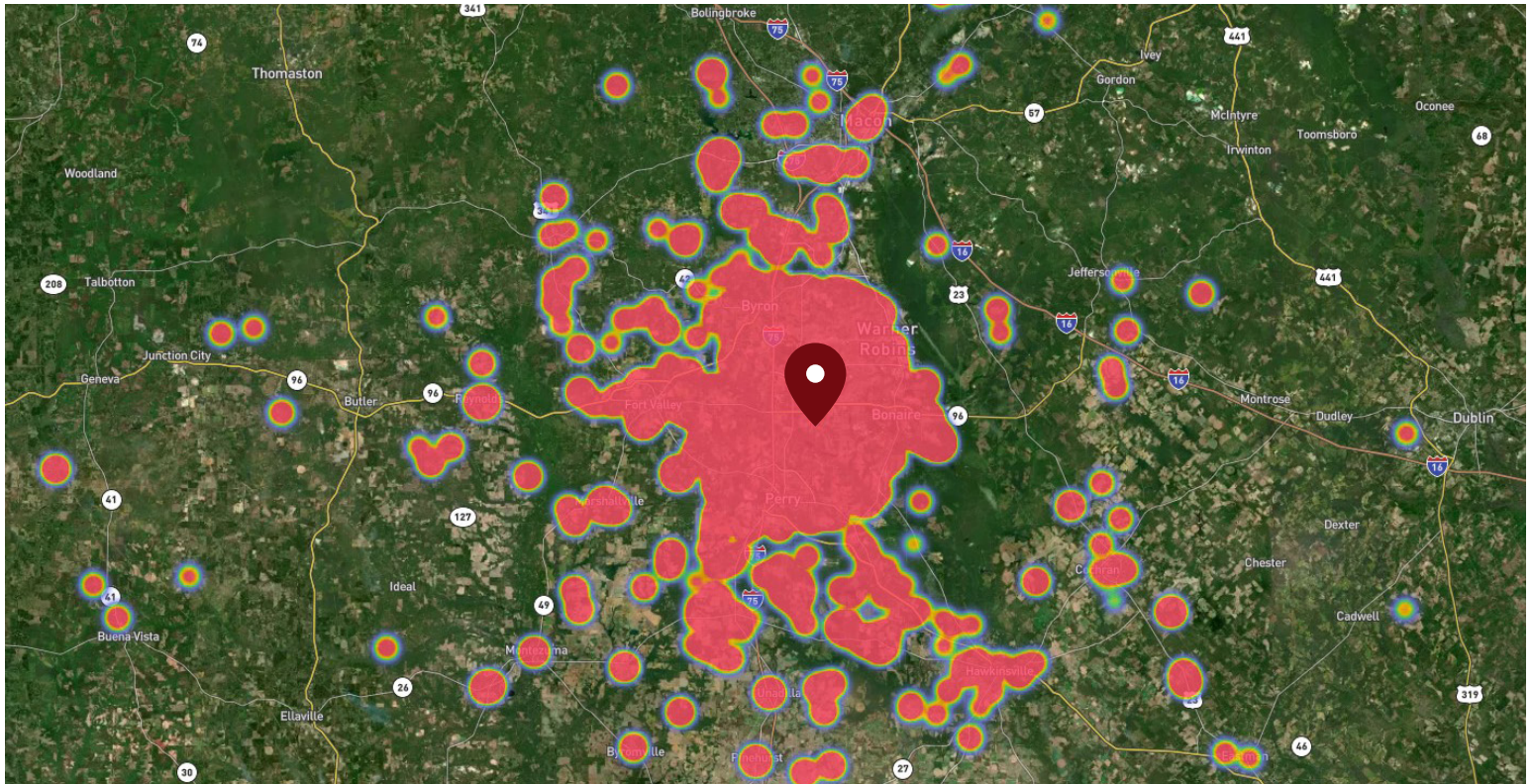


6-7 PM	319,896
5-6 PM	319,708
4-5 PM	257,398

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) September 1, 2023 - August 31, 2024

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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