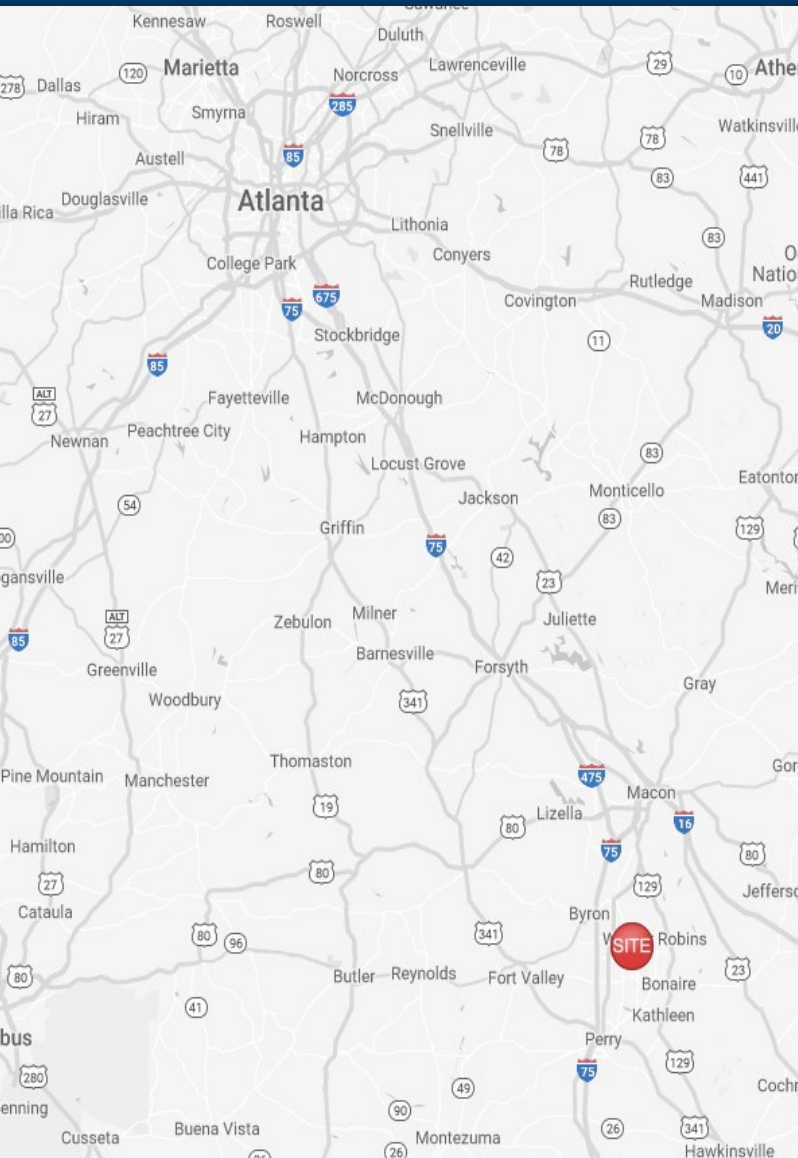
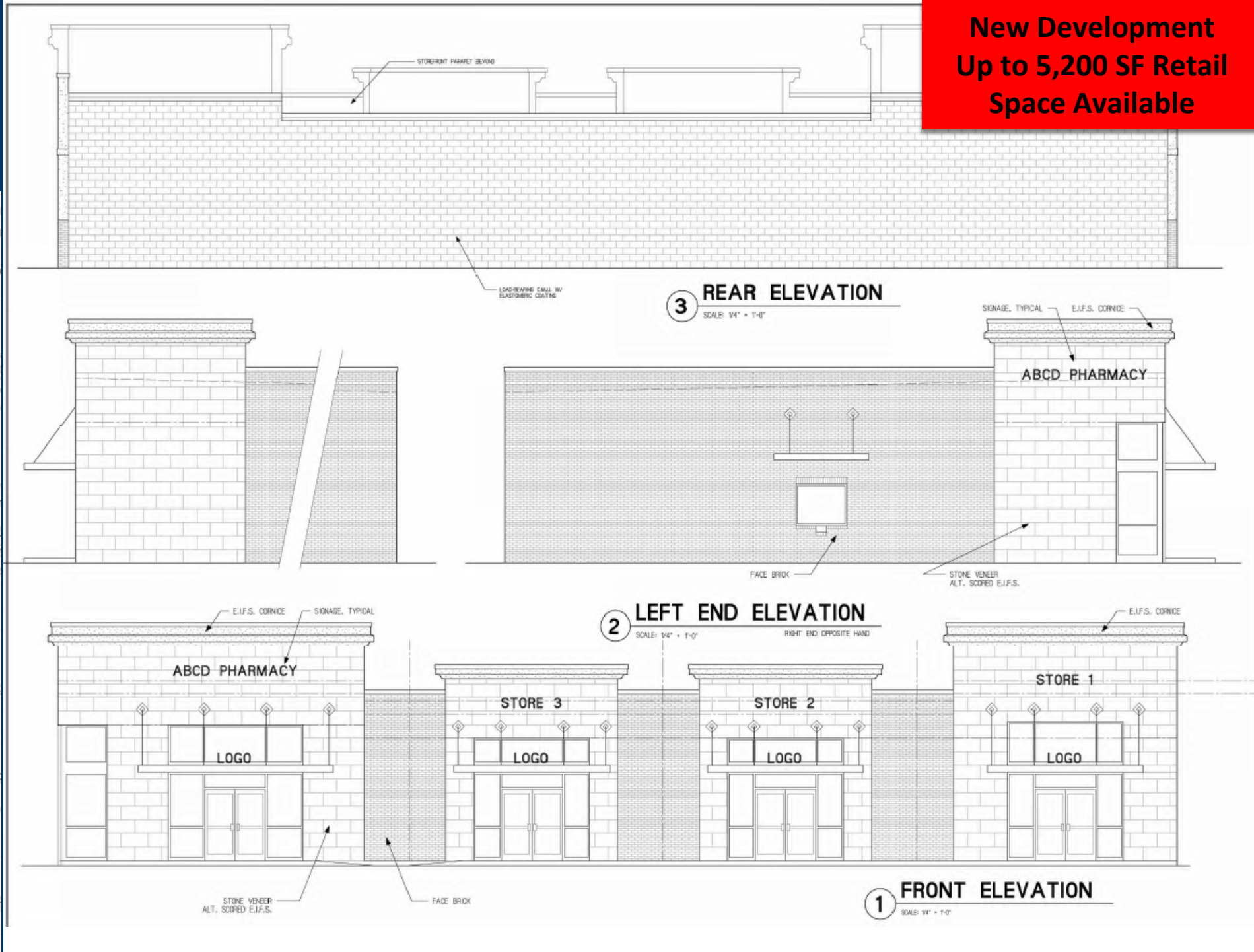


Warner Robins Development

608 South Houston Lake Road
Warner Robins, GA 31088



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



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.
- Up to 5,200 SF Available
- Estimated Delivery Q1 2024
- Over 31,825 VPD on South Houston Lake Road and 8,972 VPD on Leverett Road.

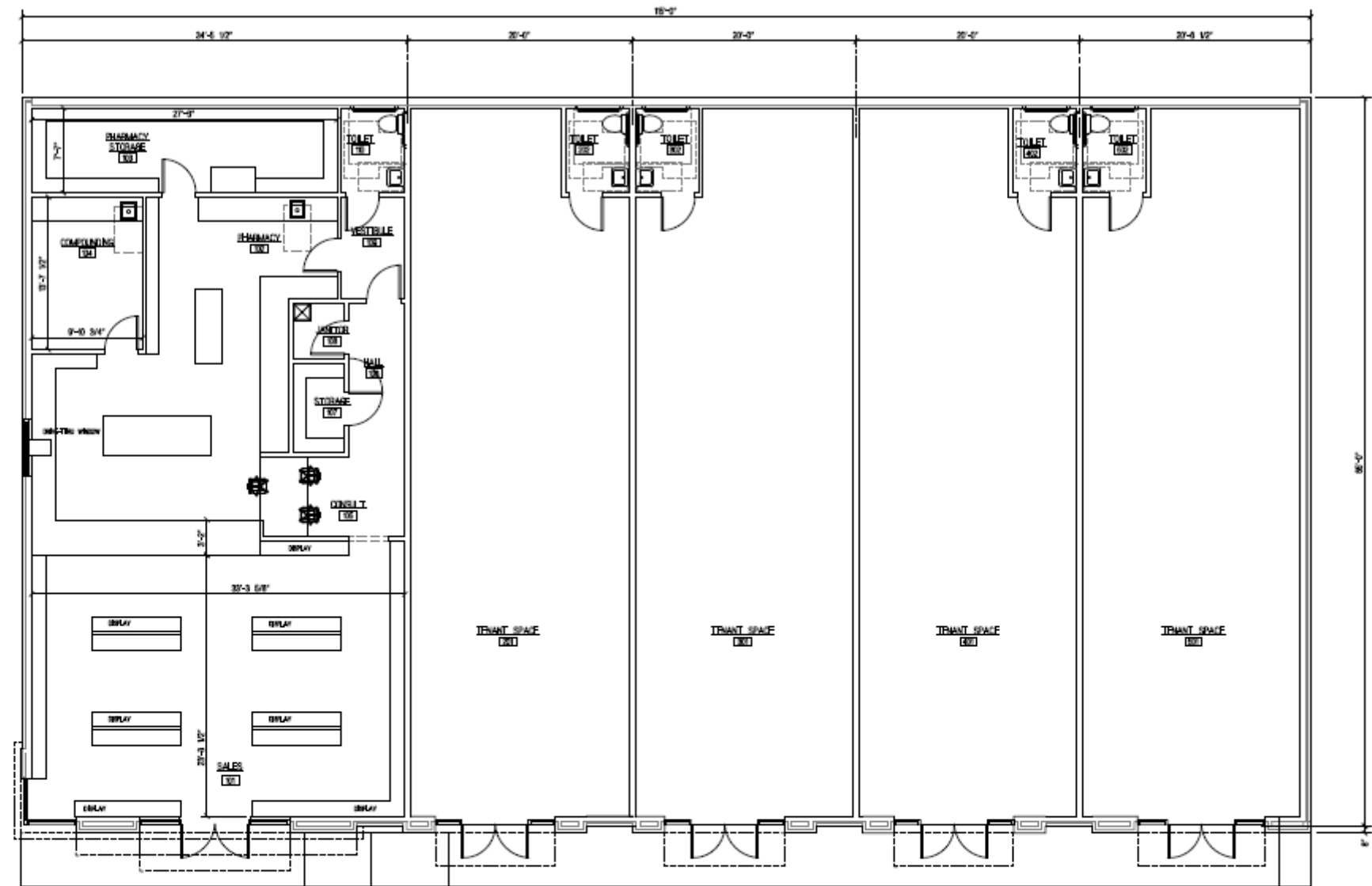
Site Access: Via South Houston Lake Road and Leverett Road at traffic light.

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Warner Robins Development

Suite	Tenant	Square Feet
A	Retail Space Available	1,300
B	Retail Space Available	1,300
C	Retail Space Available	1,300
D	Retail Space Available	1,300
E	Pharmacy	2,275
	GLA	7,475 SF
	Availability	1,300-5,200



1 FLOOR PLAN
SCALE 1/4\"/>



1 FRONT ELEVATION
SCALE 1/4\"/>

WARNER ROBINS DEVELOPMENT
Floor Plan

REQUIRED PARKING: 30
PROPOSED PARKING: 52



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

RIVERWOOD
PROPERTIES, LLC