

LEASE

NEW RETAIL CENTER
946 HWY 96
WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31088



REDUCED BASE LEASE RATES:

\$28/PSF - \$30/PSF

(CAM, T&I: \$4/PSF (EST))

FREE RENT & TI AVAILABLE

LOCATION OVERVIEW

- High-visibility frontage on busy Highway 96 - over 18,800 vehicles per day
- Centrally located in Warner Robins' main retail corridor
- Surrounded by national retailers, restaurants and growing residential communities
- Minutes from Robins Air Force Base - Georgia's largest employer
- Excellent access to major thoroughfares including I-75 and Houston Lake Road
- Strong demographics with steady population growth

PROPERTY HIGHLIGHTS

12,200± SF Brand-New Retail Center

- New construction on a 1.45 acre site
- Total of 12,200 square feet of divisible retail space
- Ample parking with 59+ spaces
- Zoned C-2 - suitable for a wide range of commercial and retail uses

Available Suites:

- Suites A, B, C, and G currently available (See Page 2)
- Drive-thru end cap opportunity—ideal for QSR, coffee shop or cafe

Landlord-Delivered Finishes Include:

- Basic lighting and ceiling insulation
- Electrical outlets and 300-amp electrical service
- 10-ton HVAC units in Suite A
- 5-ton HVAC units in all other Suites
- Pylon signage available for tenant branding

Tenant Responsibilities:

- HVAC ductwork
- Interior painting and flooring

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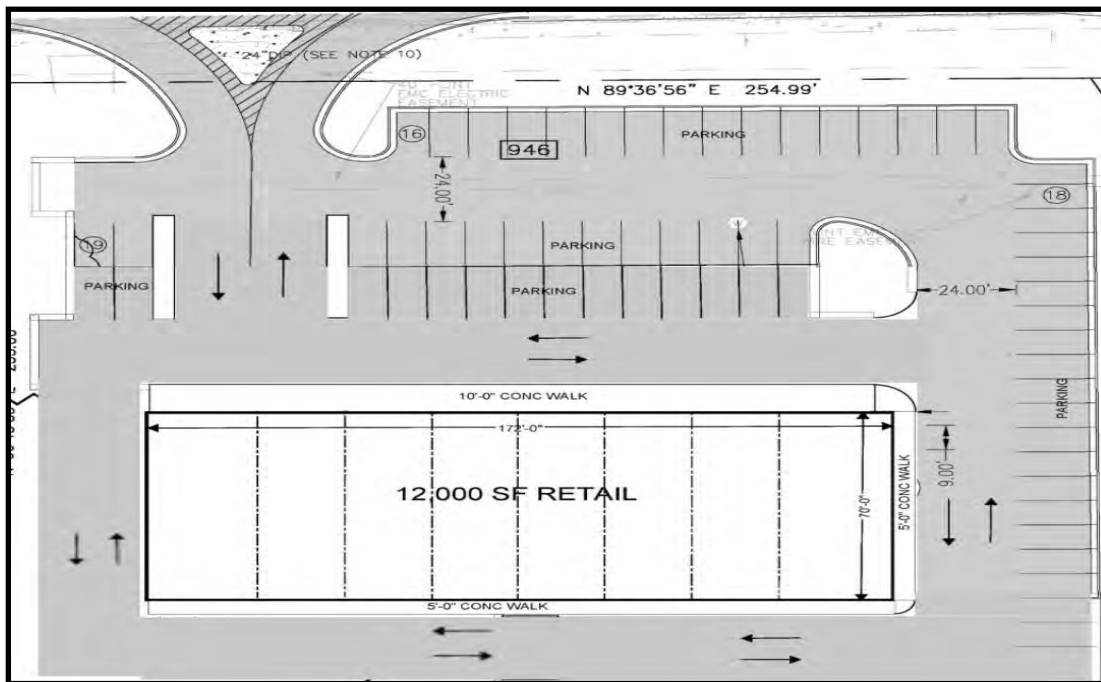
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SUITE	TENANT	TOTAL SQUARE FEET	MONTHLY BASE RENT PER SF	MONTHLY CAM, T&I (EST.) \$4.00/PSF	TOTAL MONTHLY LEASE RATE
A	AVAILABLE	1,872± SF	\$4,680.00 \$30/PSF	\$624.00	\$5,304.00
B	AVAILABLE	1,440± SF	\$3,360.00 \$28/PSF	\$480.00	\$3,840.00
C	AVAILABLE	1,440± SF	\$3,360.00 \$28/PSF	\$480.00	\$3,840.00
D & E	JUJI NAIL LOUNGE				
F	96 VAPE SHOP				
G	AVAILABLE	1,440± SF	\$3,360.00 \$28/PSF	\$480.00	\$3,840.00
H	PARADIGM MMA (MIXED MARTIAL ARTS)				



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	ONE MILE	THREE MILE	FIVE MILE
2026 POPULATION	6,406	48,746	98,341
DAYTIME POPULATION	5,726	34,115	78,951
AVG HOUSEHOLD INCOME	\$135,138	\$134,899	\$114,966

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