



# LEASE SPACE AVAILABLE

LEASE RATE \$14/SF

691 WELLBORN ROAD  
WARNER ROBINS, GA  
HOUSTON COUNTY



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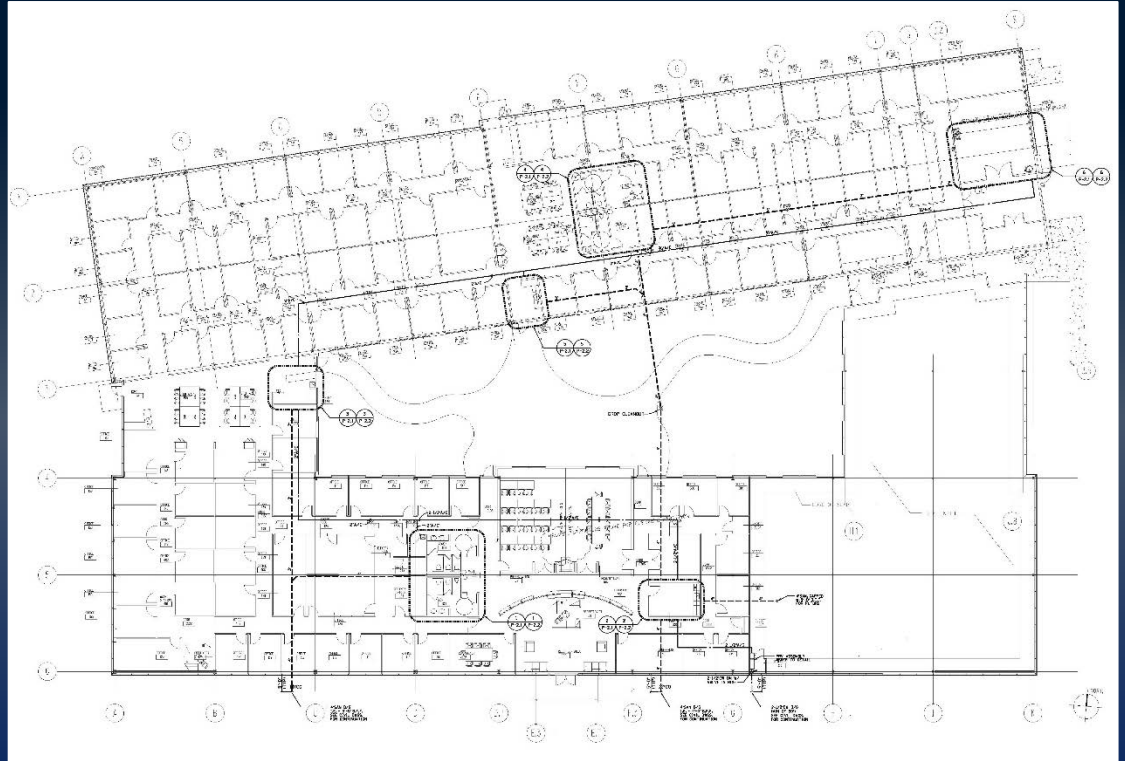
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## PROPERTY INFORMATION

- 17,000 SF Single Level Office Space
- Sleek Glass Style Exterior Construction
- Executive Style Suites, Large Conference Room, Large Storage Area with Rollup Door and Interior Green Space Courtyard
- Conveniently located outside the Russell Parkway gate of Robins Air Force Base at the Intersection of Wellborn Road & Russell Parkway.
- Available Signage on Russell Parkway
- Located in the HUBZone (Historically Underutilized Business Zone)



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# DEMOGRAPHICS

Traffic Counts: (GDOT 2020 Published Data estimate)  
Russell Parkway: 18,800 vpd

## DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2021 Population:	4,183	35,749	85,043
2026 Population Estimate:	4,442	37,324	89,436
2021 Households:	1,546	13,732	32,862
2026 Households Estimate:	1,645	14,368	34,565
2021 Average HH Income:	\$52,151	\$67,986	\$71,845
2026 Average HH Income Estimate:	\$59,054	\$76,203	\$80,819



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ADDITIONAL  
PHOTOS



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