

# PRE-LEASING | SHOPPING CENTER COMING SOON

1012 HIGHWAY 96, WARNER ROBINS, GA 31088, HOUSTON COUNTY



INTERIOR SUITES: \$30/SF, NNN | END CAP SPACE: \$32/SF, NNN

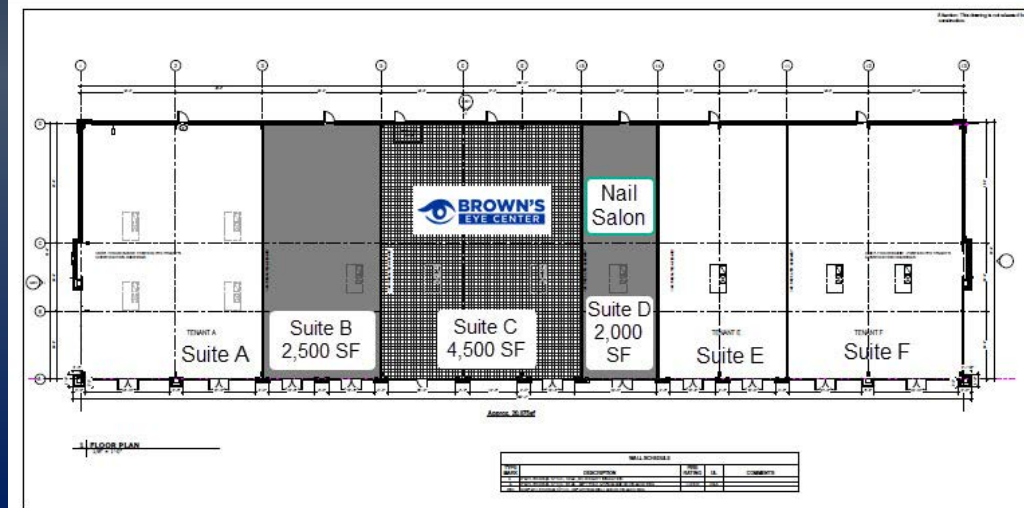


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## PROPERTY INFORMATION

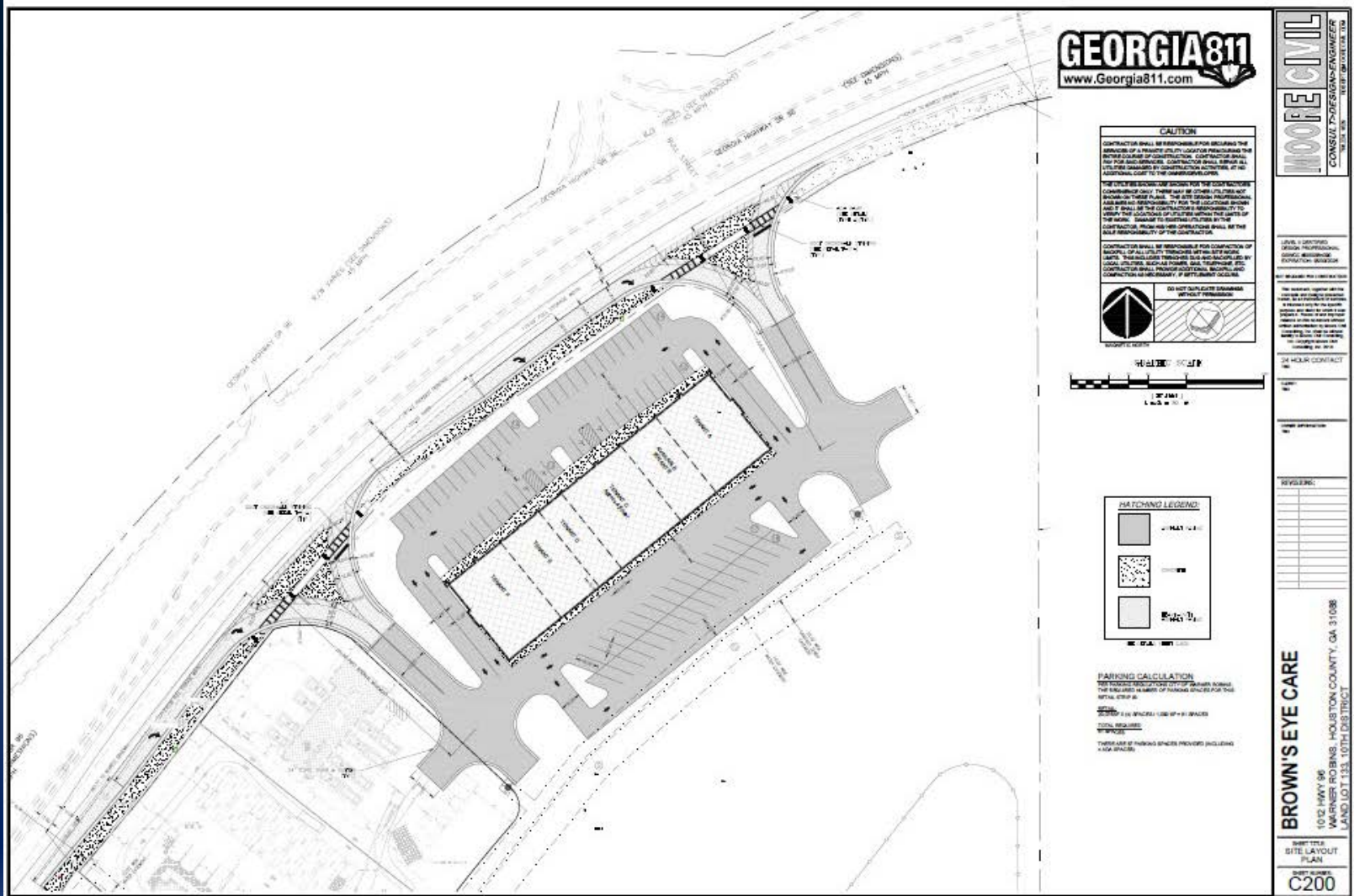
- 20,000 SF shopping center coming in 2024
- Great location on Highway 96, next to Walk-On's Sports Bistreaux & 1 mile from Houston County High School
- Conveniently located to Rigby's Water Park, Wild Wing Café, Mellow Mushroom, Lowe's, Publix & more
- Co-tenants to include Brown's Eye Center & Lush Nail Salon
- Drive thru is possible
- Large lot with ample parking



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**GEORGIA811**  
www.Georgia811.com

**CAUTION**  
CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF A UTILITY LOCATOR PRIOR TO THE BEGINNING OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LOCATION OF UTILITIES WITHIN THE SITES OF THE SITES. DAMAGE TO UTILITIES BY THE CONTRACTOR, INCLUDING OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF ALL FILL TO MEET ALL SPECIFICATIONS. THE SITE OWNER SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.



**MATCHING LEGEND:**

[Hatched pattern]	ASPHALT
[Dotted pattern]	GRAVEL
[Diagonal lines]	CONCRETE

**PARKING CALCULATION**  
THE TOTAL NUMBER OF SPACES IS 100. THE TOTAL NUMBER OF SPACES IS 100. THE TOTAL NUMBER OF SPACES IS 100. THE TOTAL NUMBER OF SPACES IS 100. THE TOTAL NUMBER OF SPACES IS 100.

**MOORE CIVIL**  
CONSULTING PROFESSIONAL ENGINEER  
1012 HWY 94  
WARNER ROBINS, GA 31088

LEVEL: LICENSED  
DESIGN PROFESSIONAL  
ENGINEER  
EXPIRES: 12/31/2024  
PROJECT NO: 2024-001  
DATE: 10/15/2024  
SCALE: AS SHOWN  
SHEET NO: C200

**BROWN'S EYE CARE**  
1012 HWY 94  
WARNER ROBINS, HOUSTON COUNTY, GA 31088  
LAND LOT 133, 10TH DISTRICT  
SHEET TITLE: SITE LAYOUT  
PLAN  
SHEET NUMBER: C200

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