

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

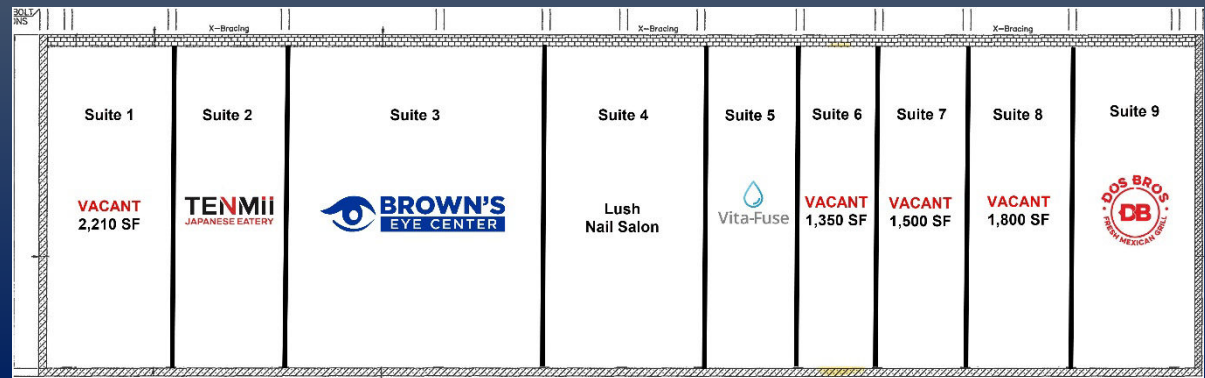


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O: 478.750.7507
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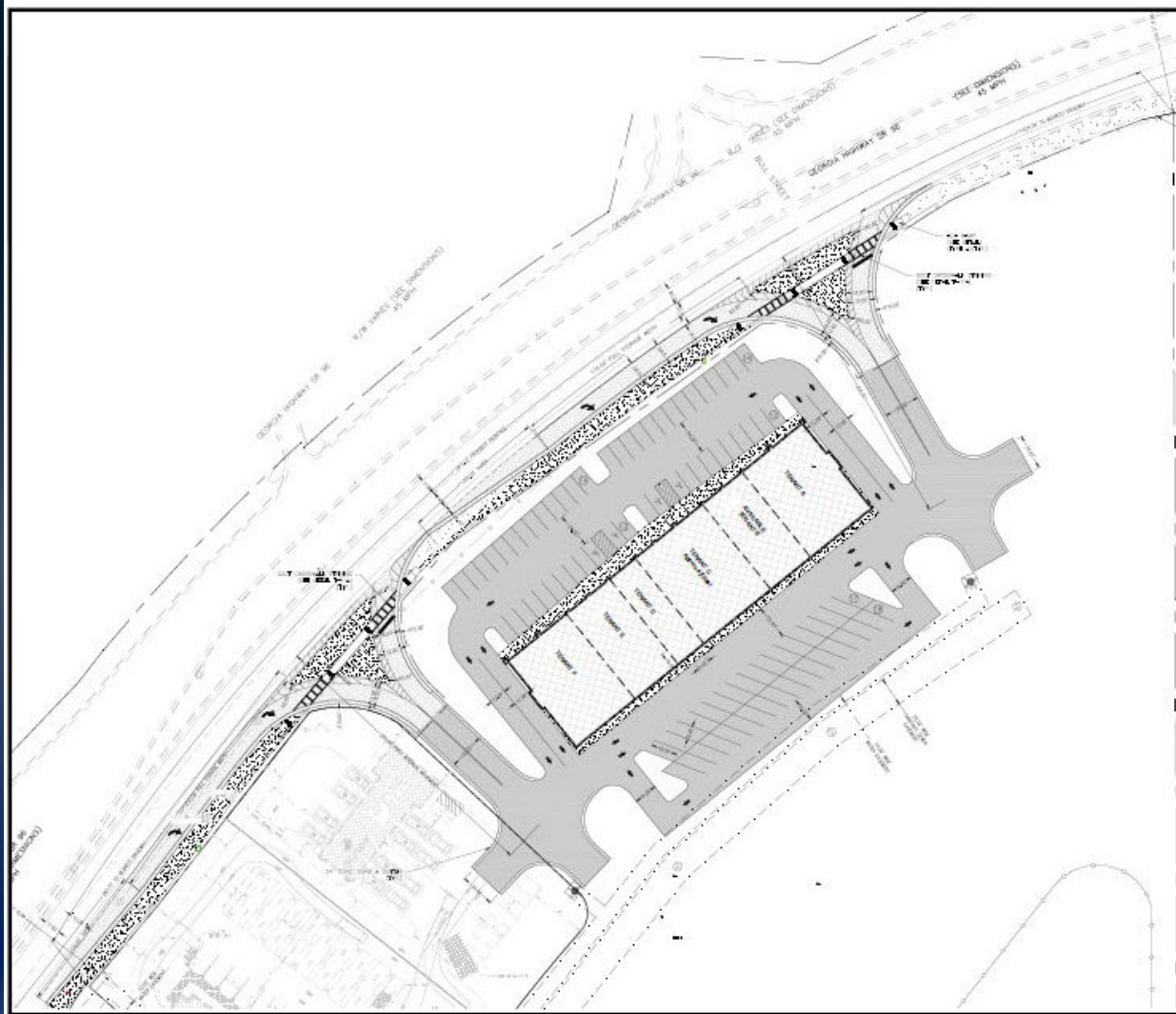
PROPERTY INFORMATION

- 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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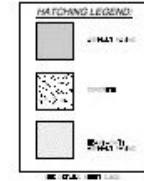


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CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF A PUBLIC 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 SERVICES OF PUBLIC UTILITIES WITHIN THE SITES OF THE WORK. DAMAGE TO UTILITIES BY THE CONTRACTOR, INCLUDING OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETION OF RECORDS OF ALL UTILITIES THROUGHOUT THE SITE WORK. ALL UTILITIES THROUGHOUT SHALL BE MAINTAINED BY LOCALITIES. ALL UTILITIES SHALL BE REPAIRED AND COMPENSATED NECESSARY IF ANY DAMAGE OCCURS.



PARKING CALCULATION
THE TOTAL NUMBER OF SPACES FOR PARKING SHALL BE THE SUBJECT'S NUMBER OF PARKING SPACES FOR THIS PROJECT, MINUS 50.

SPACES: 100% OF SPACES USE 8' x 21' SPACES

TOTAL REQUIRED SPACES: 100 SPACES

THESE ARE 8' x 21' PARKING SPACES PROVIDED (INCLUDING 50% SPACES)

MOORE CIVIL
CONSULTING PROFESSIONAL ENGINEER
1015 N. W. 10TH STREET, SUITE 200
FORT WORTH, TEXAS 76102

DATE: 05/11/2011
PROJECT: BROWN'S EYE CARE
SHEET TITLE: SITE LAYOUT
SCALE: AS SHOWN
DRAWN BY: J. BROWN
CHECKED BY: J. BROWN
APPROVED BY: J. BROWN

BROWN'S EYE CARE
1012 HAWK DR
WARNER ROBINS, HOUSTON COUNTY, GA 31088
LAND LOT 133, 10TH DISTRICT

SHEET TITLE: SITE LAYOUT
SCALE: AS SHOWN
DRAWING NUMBER: C200

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