

RETAIL SPACE FOR LEASE

1281 S HOUSTON LAKE ROAD, WARNER ROBINS, GA 31088



±4,000 SF (CAN BE SUBDIVIDED) | LEASE RATE: \$25/SF, NNN



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PROPERTY INFORMATION

- Suites D & E Available
- May be subdivided to 2,000 SF (call agent for details)
- Formerly The Vine
- Excellent location on Houston Lake Road, less than a mile from Highway 96
- Adjacent tenants include Medina's Mexican Grill and Yoga and Pilates Wellness Center
- Convenient to many restaurants and retailers including Prop's, Chick-fil-A, Kroger & Kroger Fuel, Johnny's Pizza & many more



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DEMOGRAPHICS

- Traffic Count (GDOT 2025)
S Houston Lake Rd – 27,700 VPD
Highway 96 – 18,800 VPD

1281 S Houston Lake Road - Warner Robins, GA

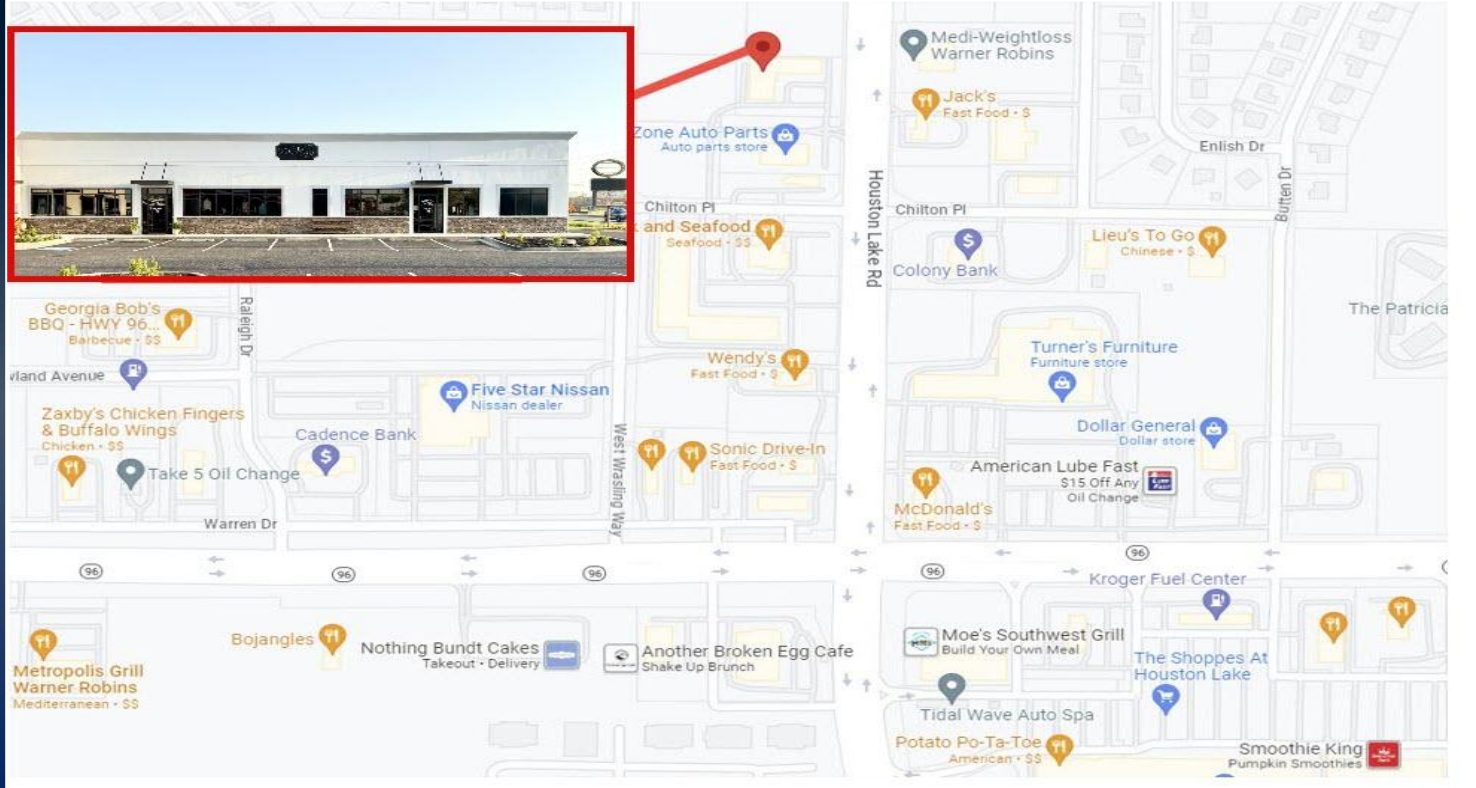
POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	7,402	51,164	107,883
2030 ESTIMATED POPULATION	7,747	53,671	114,249
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	2,905	19,254	41,047
2030 HOUSEHOLD ESTIMATES	3,054	20,294	43,611
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$105,007	\$111,135	\$102,089
2030 HH INCOME ESTIMATE	\$115,640	\$121,433	\$111,896

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
\$111,135	51,164	19,254	0.8%	5,876

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MAP



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