



FOR LEASE | SHOPS AT ARIA

3151 RUSSELL PARKWAY, WARNER ROBINS, GA 31088

±1,500 - ±11,980 SF | LEASE RATE: \$32/SF, NNN



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PROPERTY INFORMATION

- Phase I - FULLY LEASED
- Phase II coming 2026 and will consist of:
 - 6 Suites available
 - ±1,500 - 11,980 SF
- Situated on ±2.37 acres with ample shared parking
- Located at the signalized corner of Russell Parkway & Tarpe Road
- Adjacent tenants include The Brass Tap, Royal Nails & Spa and Pizza Inn
- Neighboring Businesses: Walmart, Zaxby's, American Pride Bank, McDonald's, CVS, Tidal Wave Auto Spa
- Ideal space for restaurants, retail or medical
- Lease rates negotiable contact agent for information
- NNN estimated \$5 per SF



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ADDITIONAL
PHOTOS



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DEMOGRAPHICS

- Traffic Count (GDOT 2024:)
Russell Parkway – 24,200 VPD
Lake Joy Road – 17,300 VPD

3151 Russell Parkway - Warner Robins, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	4,730	63,075	124,392
2030 ESTIMATED POPULATION	5,161	65,655	130,625
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,859	25,234	48,565
2030 HOUSEHOLD ESTIMATES	2,043	26,425	51,246
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$108,745	\$95,914	\$92,992
2030 HH INCOME ESTIMATE	\$118,215	\$104,678	\$102,059

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$95,914



63,075



25,234



3.5%



50,779

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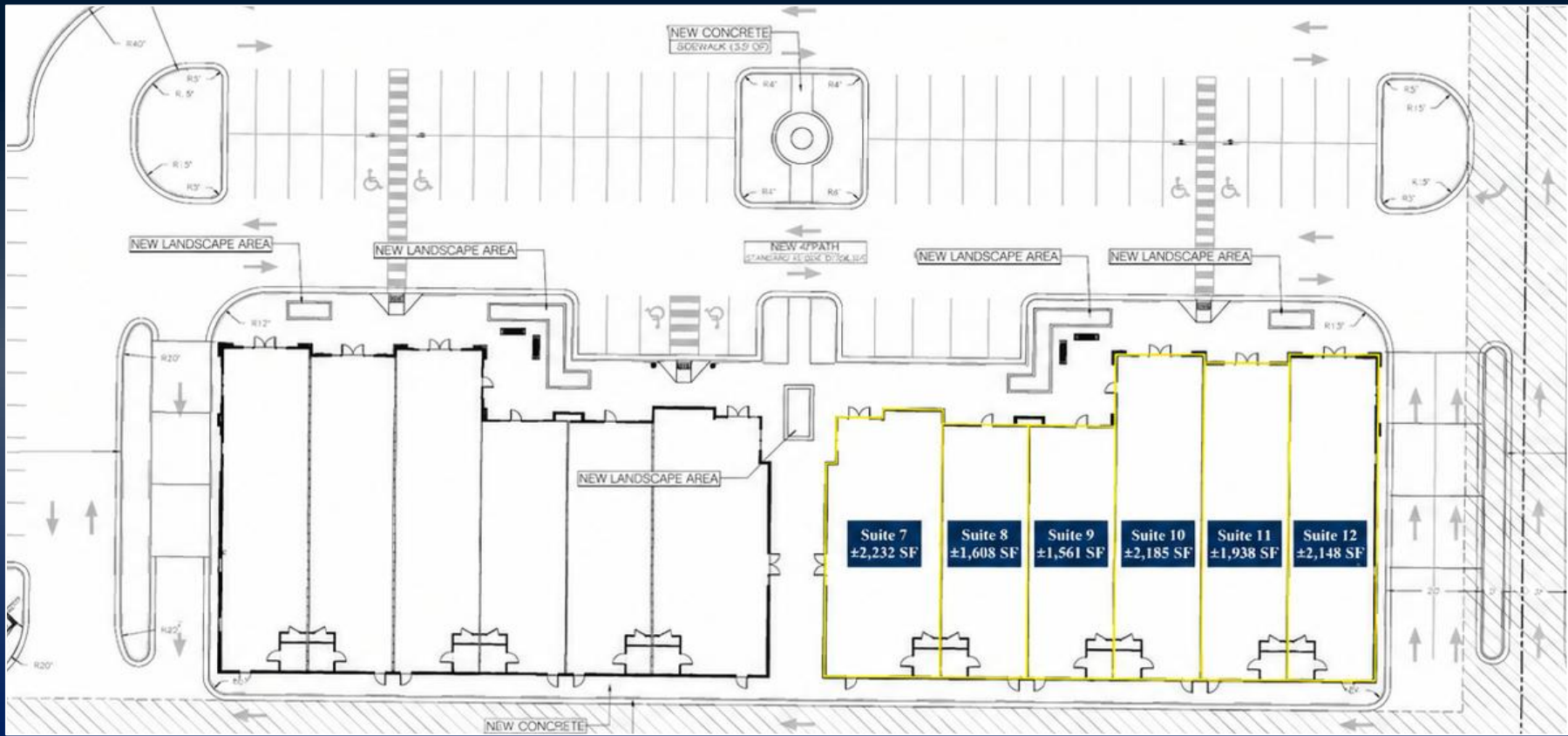
MAP



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SITE PLAN



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