THE SUMMIT GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

For Lease | Shops At Aria

3151 Russell Parkway, Warner Robins, GA 31088

±1,500 - ±11,980 SF | Contact Agent for Pricing

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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 & Tharpe 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

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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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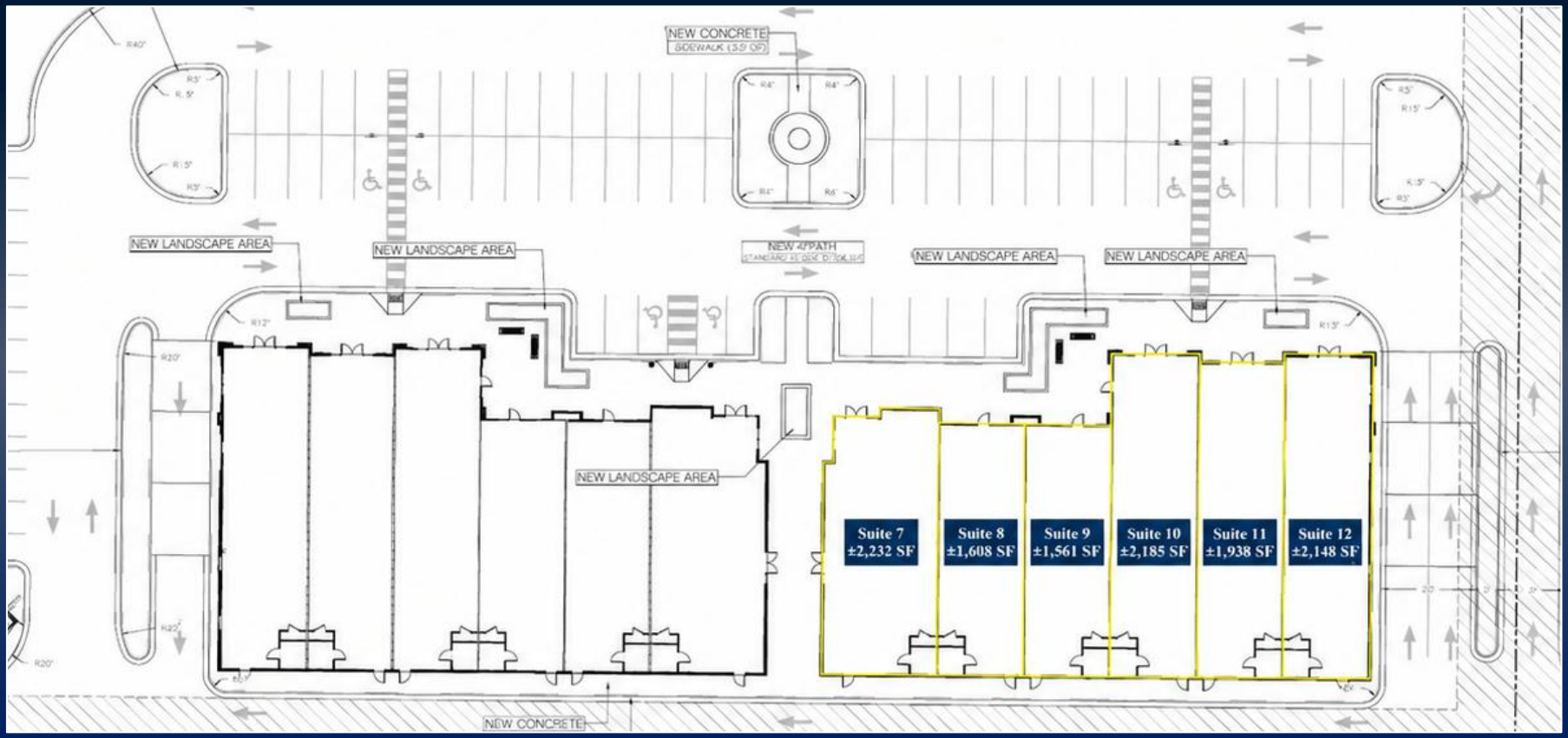
Site Plan



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