

PRE-LEASING | SHOPS AT ARIA

3151 RUSSELL PARKWAY, WARNER ROBINS, GA 31088



PHASE II: ±1,500 - ±11,976 SF | LEASE RATE: \$36/SF, \$5 ESTIMATED NNN



DEREK FOSTER C: 478.997.1024

DFOSTER@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

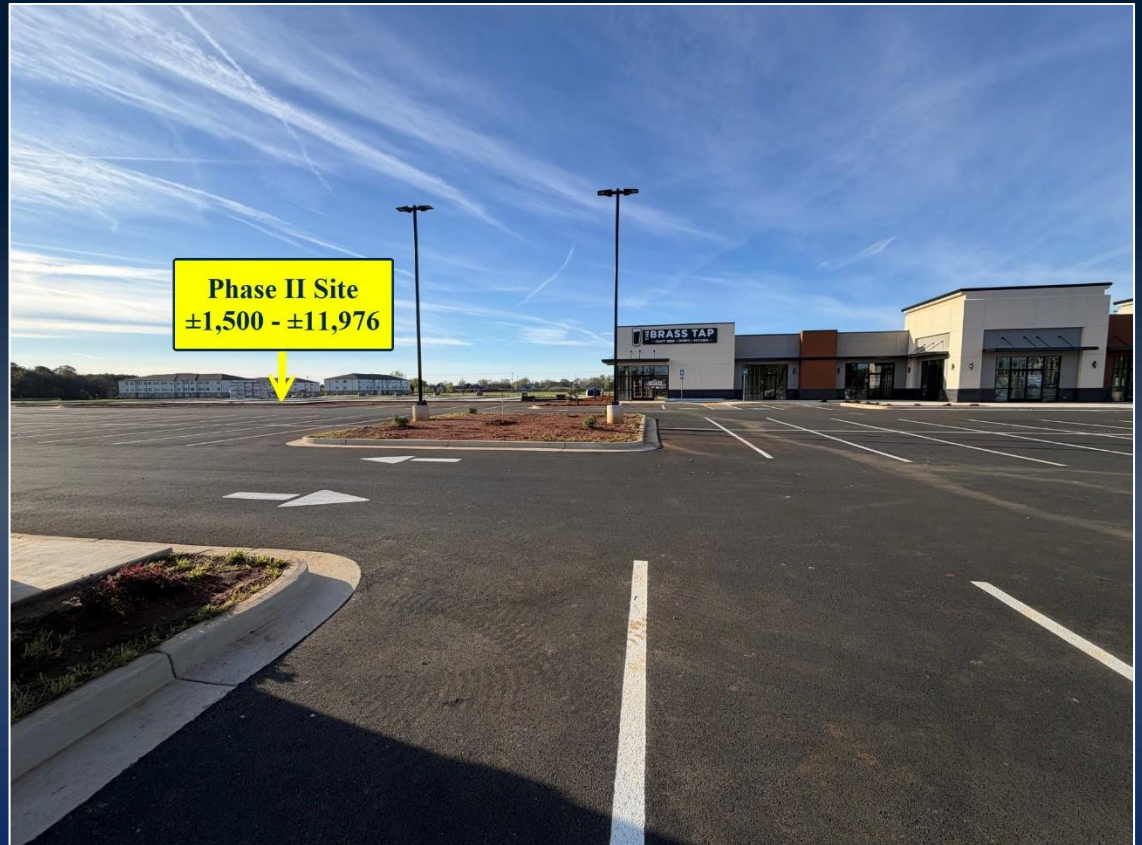
O: 478.313.5213

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- Phase II coming 2026 and will consist of $\pm 1,500 - 11,976$ SF with up to 6 tenants
- Situated on 2.37 acres
- Ample Parking
- Located at the signalized corner of Russell Parkway & Tharpe Road
- Neighboring Businesses: Walmart, Zaxby's, American Pride Bank, McDonald's, CVS, Tidal Wave Auto Spa
- Ideal space for restaurants, retail or medical
- Contact agent for availability



**3151 RUSSELL PARKWAY
WARNER ROBINS, GA 31088
HOUSTON COUNTY**



ADDITIONAL
PHOTOS



3151 RUSSELL PARKWAY
WARNER ROBINS, GA 31088
HOUSTON COUNTY



SITE PLAN



The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise ensure the information contained herein.