

# 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 Consists of  $\pm 11,980$  SF:
  - $\pm 1,500$  SF available
- Phase II coming 2026 and will consist of:
  - 6 Suites available
  - $\pm 1,500 - 11,980$  SF
- Situated on  $\pm 2.37$  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
- 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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# SITE PLAN



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