

POSSIBLE BUILD TO SUIT RESTAURANT BUILDING FOR LEASE

1030 HIGHWAY 96, BLDG. 1
WARNER ROBINS, GA 31088
HOUSTON COUNTY

±3,600 SF

LEASE RATE:
\$36/SF, NNN

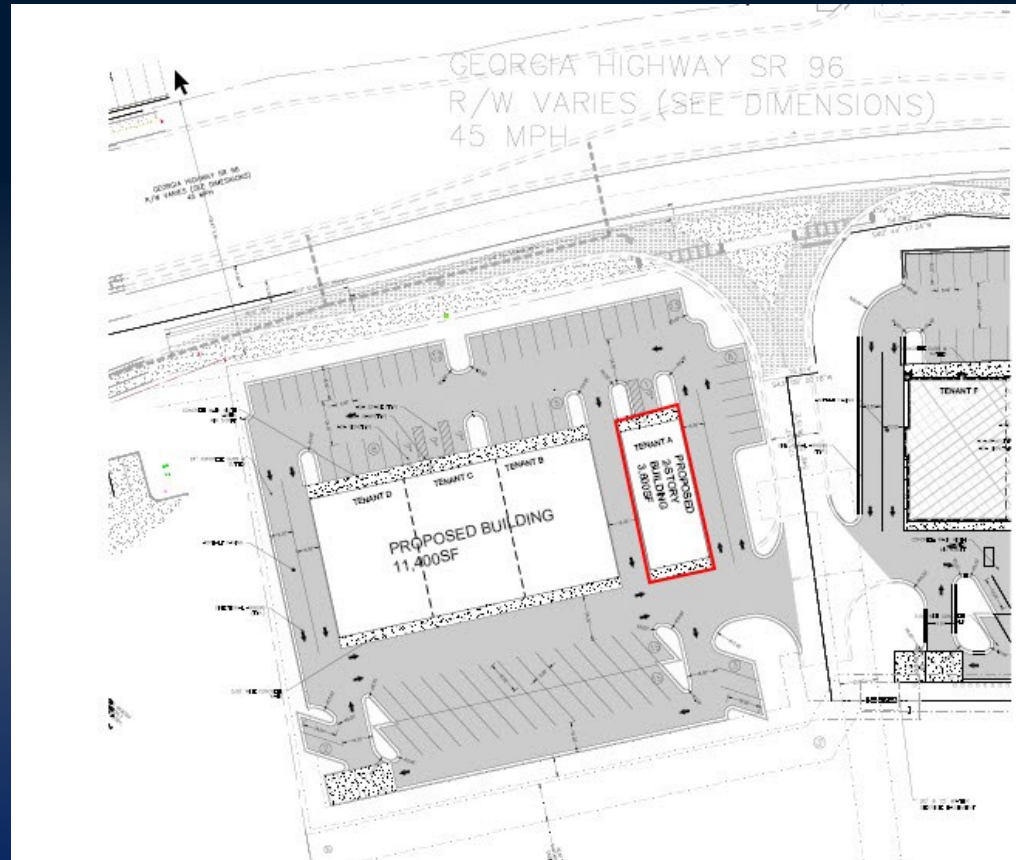


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PROPERTY INFORMATION

- ±3,600 SF available with drive thru capability
- Possible “Build to Suit”
- Shared Parking
- Utilities to site
- Excellent high traffic location in front of Rigby’s Entertainment Center
- Conveniently located to national retailers, restaurants and banking such as Walgreens, Lowe’s, O’Reilly Auto Parts, MidSouth Bank, Morris Bank, Mellow Mushroom, Wild Wing Café and more



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AERIAL MAP



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TRAFFIC COUNTS & DEMOGRAPHICS

Traffic Counts (GDOT 2024 Estimate)
Highway 96 - 18,800 VPD

1030 Highway 96 - Warner Robins, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	5,234	44,484	92,891
2030 ESTIMATED POPULATION	5,404	46,707	98,000
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,945	16,096	35,707
2030 HOUSEHOLD ESTIMATES	2,014	16,983	37,803
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$129,380	\$120,033	\$104,006
2030 HH INCOME ESTIMATE	\$144,271	\$131,017	\$113,696

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
\$120,033	44,484	16,096	2.3%	22,848

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