

# PRE-LEASING | SHOPS AT AVALON

RUSSELL PARKWAY @ LAKE JOY ROAD, WARNER ROBINS, GA 31093



LEASE RATE: \$32/SF, NNN |  $\pm 1,300$  SF -  $\pm 11,700$  SF AVAILABLE



KEVIN HARKINS C: 478.338.0623

KHARKINS@THESUMMITGROUPMACON.COM

4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

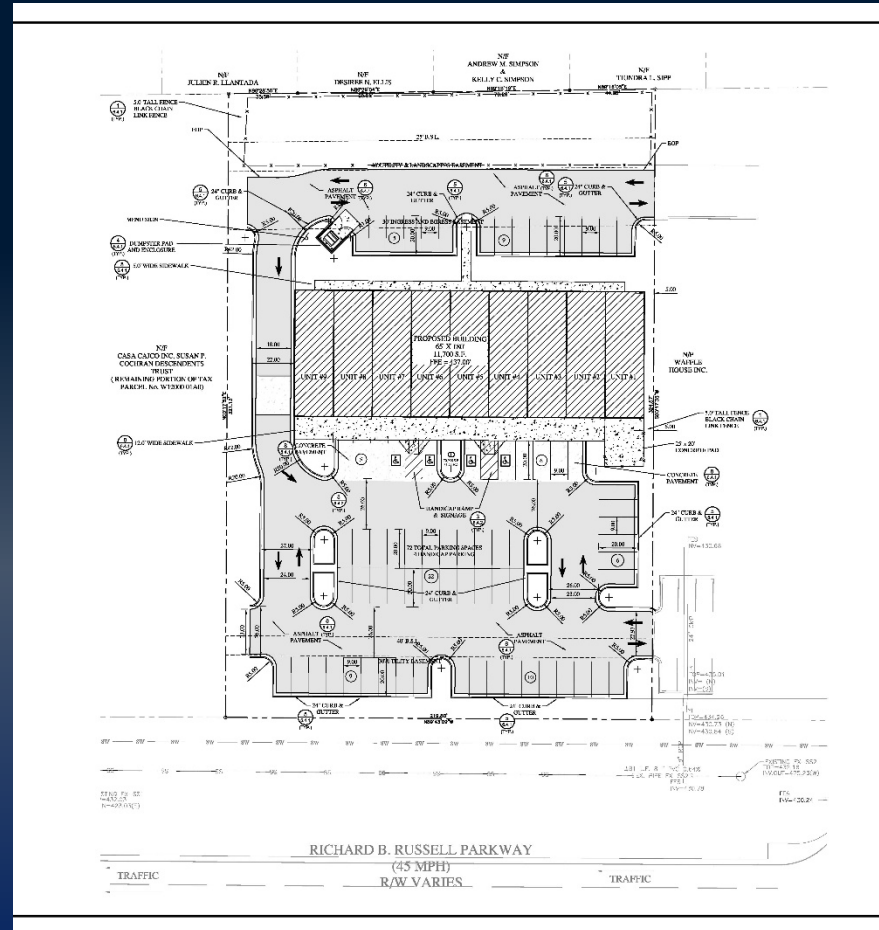
O: 478.750.7507

WWW.THESUMMITGROUPMACON.COM



## PROPERTY INFORMATION

- ±1,300 SF - ±11,700 SF available in a new construction retail center
- Estimated completion Fall 2026
- ±1.63-acre lot
- Drive-thru capability available on both endcaps
- Ample parking
- High traffic location across from Walmart Neighborhood Market at the intersection of Russell Parkway and Lake Joy Road
- Desirable, rapidly growing section of Houston County
- Traffic Count (GDOT 2024)
  - Russell Parkway - 21,500 VPD
  - Lake Joy Road - 17,300 VPD



**RUSSELL PARKWAY @ LAKE JOY ROAD**  
**WARNER ROBINS, GA 31093**  
**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 insure the information contained herein.*

