

# NOW PRE-LEASING

216 SENTRY OAKS DRIVE, CENTERVILLE, GA 31093

LEASE RATE: \$26.00/SF, NNN | ±2,000 – 8,000 SF AVAILABLE



**BO ELLIOTT C: 478.718.2049**

[BELLIOTT@THESUMMITGROUPMACON.COM](mailto:BELLIOTT@THESUMMITGROUPMACON.COM)

4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

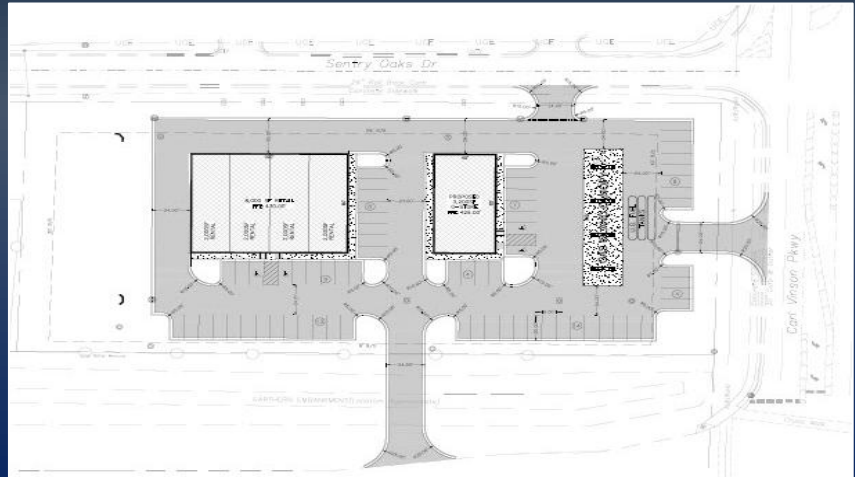
**O: 478.750.7507**

[WWW.THESUMMITGROUPMACON.COM](http://WWW.THESUMMITGROUPMACON.COM)



## PROPERTY INFORMATION

- $\pm 2,000 - 8,000$  SF available retail space situated on  $\pm 2.04$  acres.
- Estimated construction completion May 2026
- Zoned Commercial
- All utilities to site
- Master detention
- Ample parking
- Surrounded by a strong mix of national retailers and restaurants, including Walmart, Kroger, ALDI, Lowe's, Home Depot, Chick-fil-A, and Truist Bank, the site is ideally positioned to capture consistent consumer traffic in one of Houston County's most active commercial areas.



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## TRAFFIC COUNTS & DEMOGRAPHICS

Traffic Count (GDOT 2024:)  
Carl Vinson Parkway – 12,300 VPD  
Watson Boulevard – 37,400 VPD

### 216 Sentry Oaks Drive - Warner Robins, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	5,628	57,325	114,263
2030 ESTIMATED POPULATION	5,770	60,138	119,608
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	2,376	23,273	45,034
2030 HOUSEHOLD ESTIMATES	2,452	24,535	47,387
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$68,678	\$79,165	\$86,053
2030 HH INCOME ESTIMATE	\$75,959	\$87,335	\$94,509

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$79,165**



**57,325**



**23,273**



**3.9%**

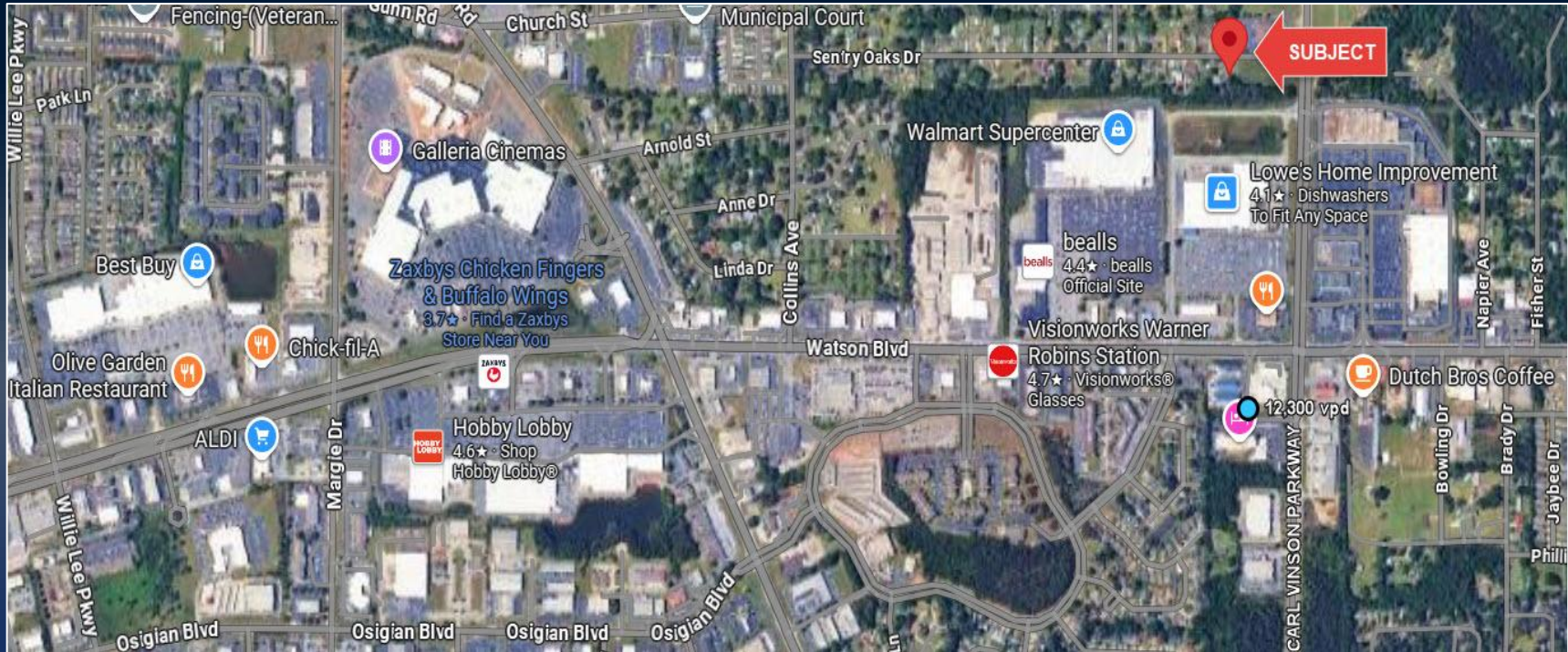


**183,327**

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## AERIAL



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