

SHOPPING CENTER COMING SOON!

1030 HIGHWAY 96, BLDG. 2, WARNER ROBINS, GA 31088

±1,350 SF - ±11,400 SF | ±1.55 ACRES



LEASE RATE: INTERIOR SPACES: \$32/SF, NNN | ENDCAPS: \$34/SF, NNN



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4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

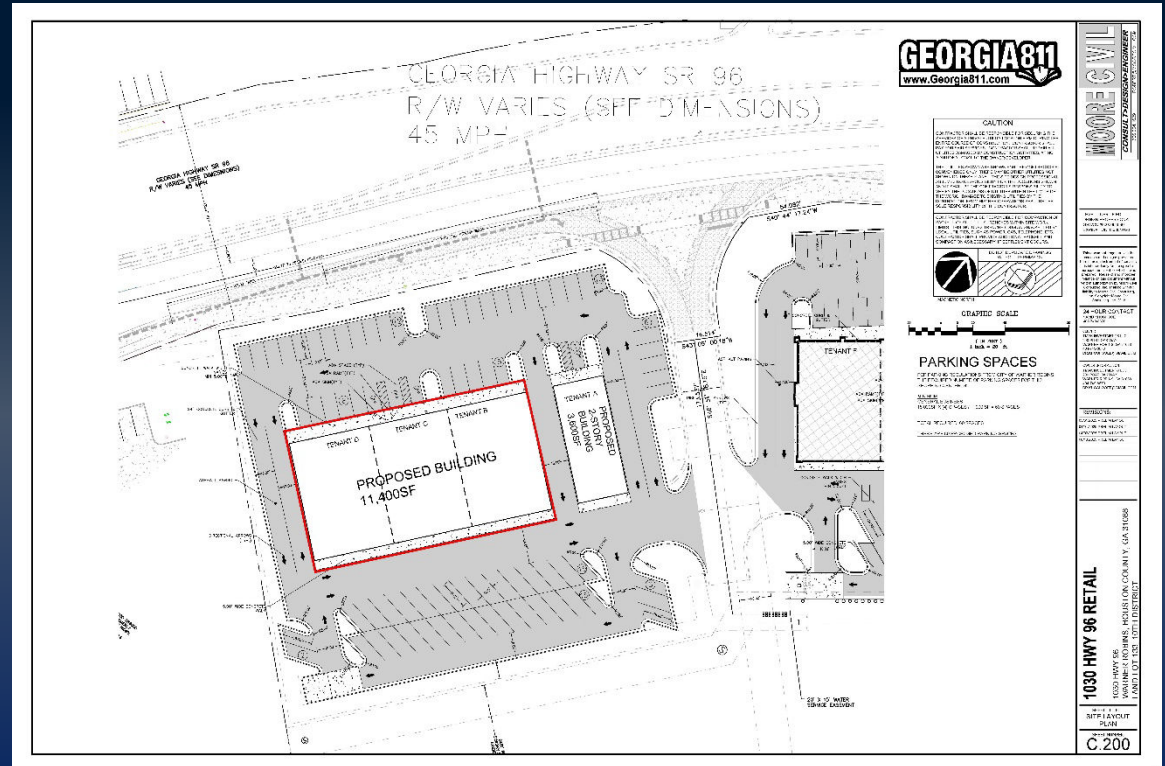
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PROPERTY INFORMATION

- ±11,400 SF total
±1,350 SF minimum
- Situated on ±1.55 acres
- 73 total parking spaces
6.4 per 1,000 SF
- Coming Fall 2026
- Located on Highway 94 in front of
Rigby's Entertainment Center
- Excellent high traffic location and
visibility
- Approximately 190' of road
frontage on Hwy 96



1030 HIGHWAY 96, BLDG. 2
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HOUSTON COUNTY



AERIAL MAP



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TRAFFIC COUNTS & DEMOGRAPHICS

Traffic Counts (GDOT 2024 Estimates)
Highway 96 – 18,000 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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