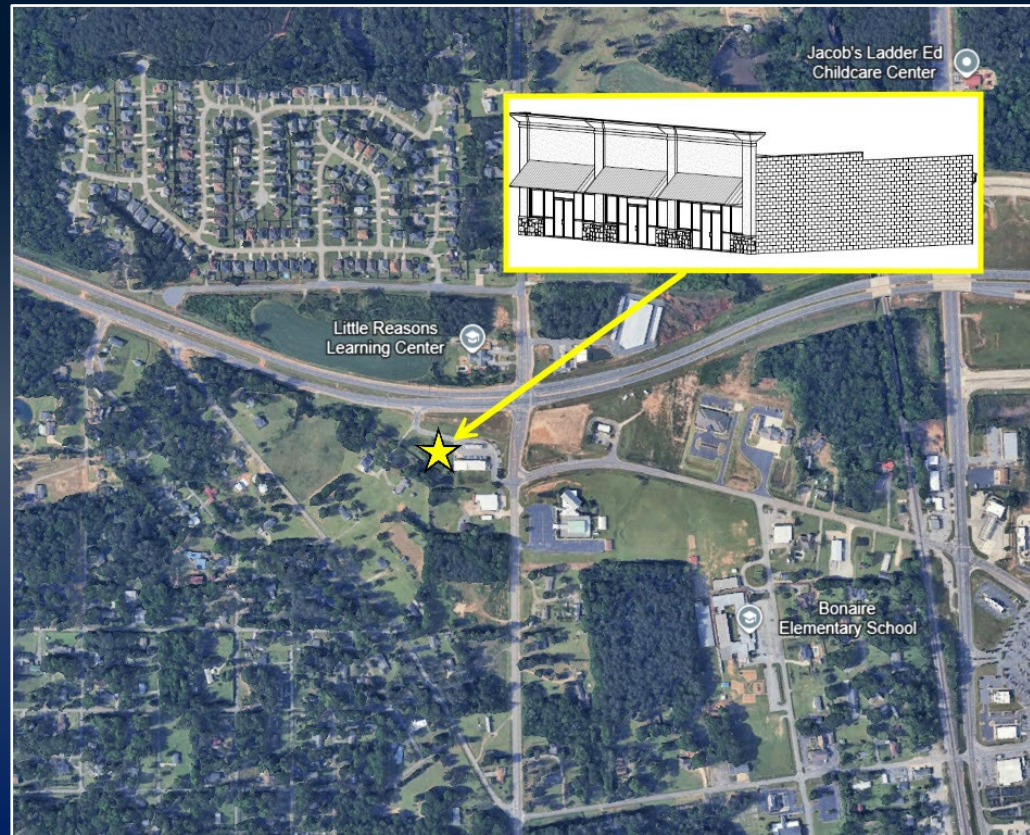


PRE-LEASING | RETAIL SPACE

200 HIGHWAY 96 E
BONAIRE, GA 31005
HOUSTON COUNTY

±3,500 SF

LEASE RATE:
\$22/SF, NNN



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PROPERTY INFORMATION

- ±3,500 SF of retail space
- Can be divided
- Estimated completion: Summer 2026
- Highway 96 is a key east-west route in central Georgia that connects Bonaire to Warner Robins, Perry, and Interstate 75, bringing regular traffic past the location
- Houston County continues to experience strong developmental growth driven by expanding industry, steady population increases, and ongoing investments in infrastructure and economic development



200 HIGHWAY 96 E
BONAIRE, GA 31005
HOUSTON COUNTY



DEMOGRAPHICS

200 Highway 96 E - Bonaire, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	3,526	26,156	78,098
2030 ESTIMATED POPULATION	3,863	28,059	82,883
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,241	9,506	28,960
2030 HOUSEHOLD ESTIMATES	1,355	10,202	30,800
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$121,566	\$115,604	\$104,518
2030 HH INCOME ESTIMATE	\$132,267	\$127,218	\$114,944

AVERAGE INCOME POPULATION HOUSEHOLDS UNEMPLOYMENT LABOR FORCE



\$115,604



26,156



9,506



3.3%



12,083

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