

# PRE-LEASING | THE SHOPPES AT SANDY CREEK

401 Golden Boulevard, Warner Robins, GA 31008



±24,000 SF | COMING SPRING OF 2027 | \$35/SF, NNN



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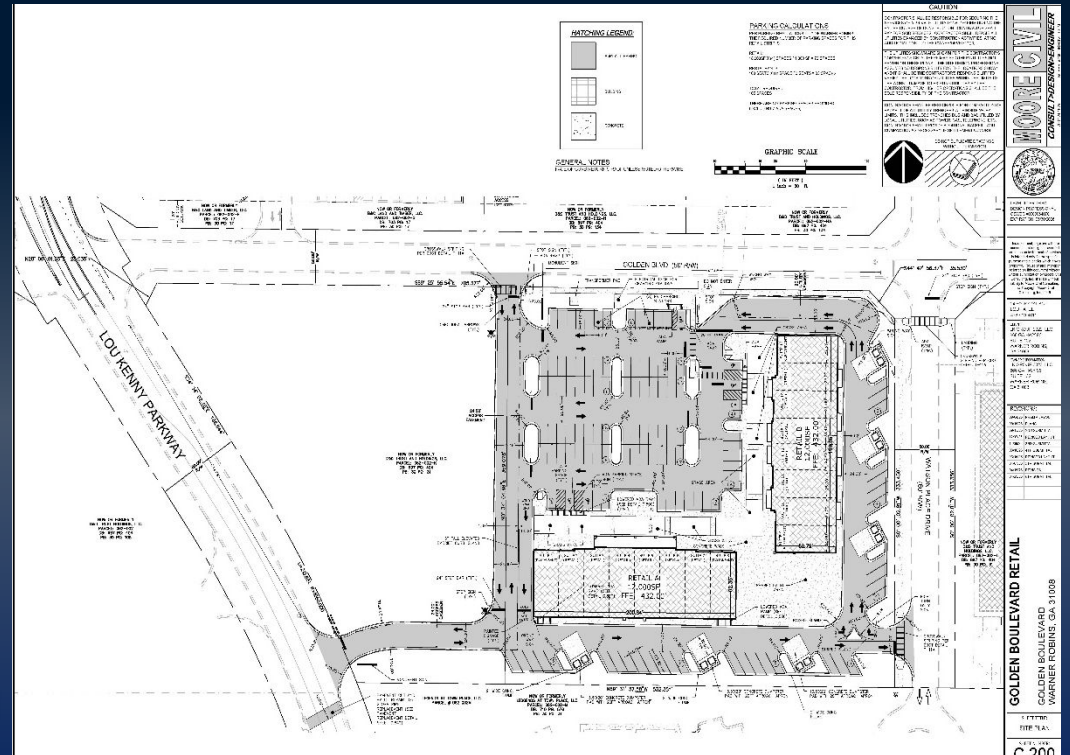
**O: 478.750.7507**

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## PROPERTY INFORMATION

- ±24,000 SF shopping plaza
  - ±1,500 SF - ±12,000 SF suites intended
  - Other layout options available (call Agent for details)
- New construction – completion estimated Spring of 2027
- Drive thru options available
- 127 parking spaces with 7 handicap spaces
- Prime location next to BJ's Wholesale Club (72,000 visitors per month) and within 1.5 miles of Interstate 75 (Exit 146)
- Surrounded by new commercial and residential developments including a car wash, quick lube, pharmacy, 264-unit apartment complex, a 22-lot luxury gated home complex, and 383 single family and townhomes



401 GOLDEN BOULEVARD  
WARNER ROBINS, GA 31008  
PEACH COUNTY



## DEMOGRAPHICS & TRAFFIC COUNT

Traffic Counts (GDOT 2024 Estimates)  
Watson Boulevard – 23,800 VPD

### 401 Golden Boulevard - Warner Robins, GA

POPULATION	3 MILE	5 MILE	10 MILE
2025 POPULATION	29,805	82,724	190,082
2030 ESTIMATED POPULATION	31,398	86,263	199,675
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 HOUSEHOLDS	11,992	32,546	73,308
2030 HOUSEHOLD ESTIMATES	12,708	34,131	77,313
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2025 HH INCOME	\$92,080	\$95,870	\$94,581
2030 HH INCOME ESTIMATE	\$100,734	\$105,458	\$104,376

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$95,870**



**82,724**



**32,546**



**3.5%**

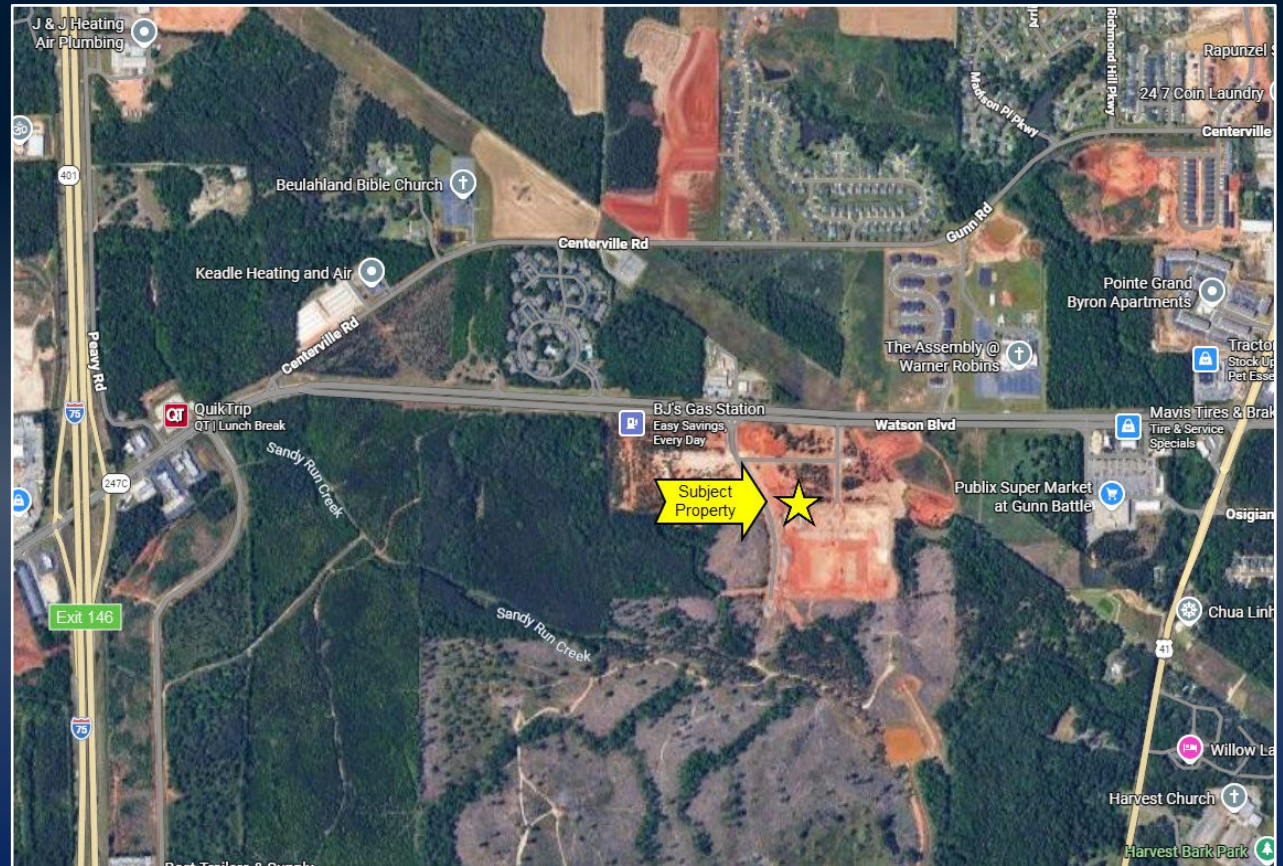


**38,610**

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## AERIAL MAP



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