Pre-leasing | The Shoppes at Sandy Creek

401 Golden Boulevard, Warner Robins, GA 31008



±24,000 SF | Coming Spring of 2027 | $35/SF, NNN



Jim Rollins C: 478.361.4400 | Kevin Harkins C: 478.338.0623

jrollins@thesummitgroupmacon.com | kharkins@thesummitgroupmacon.com

4124 Arkwright Road, Suite 1, Macon, GA 31210

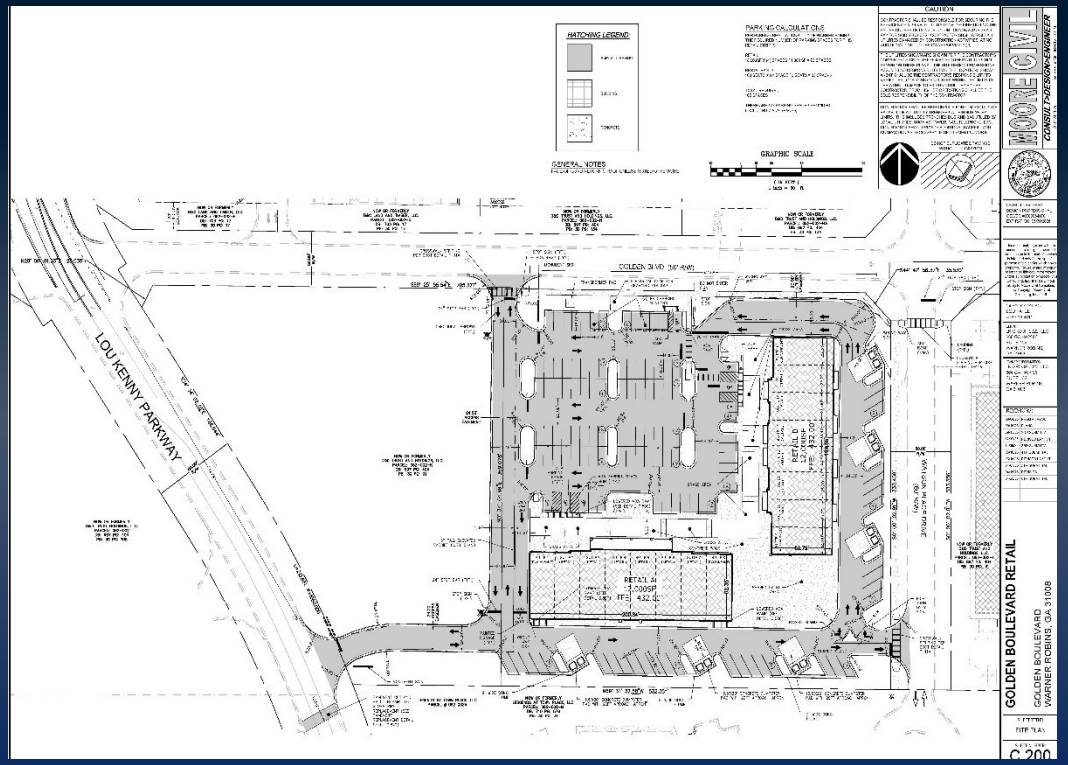
O: 478.750.7507

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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



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Peach County

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Demographics

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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