

PRE-LEASING | SHOPS AT AVALON

RUSSELL PARKWAY @ LAKE JOY ROAD, WARNER ROBINS, GA 31088



LEASE RATE: \$32/SF, NNN | $\pm 1,300$ SF - $\pm 11,700$ SF AVAILABLE



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4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

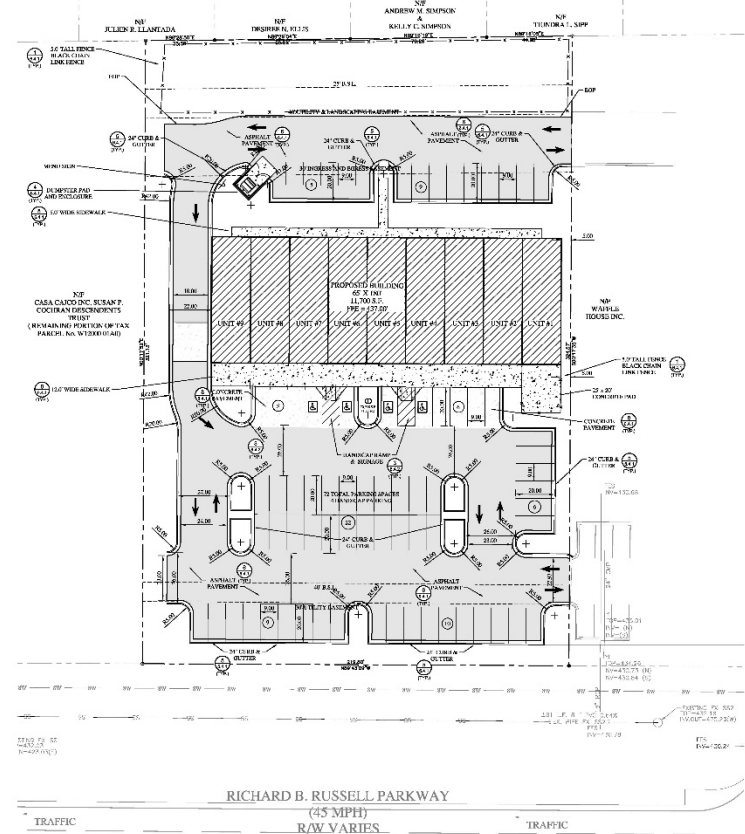
O: 478.750.7507

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PROPERTY INFORMATION

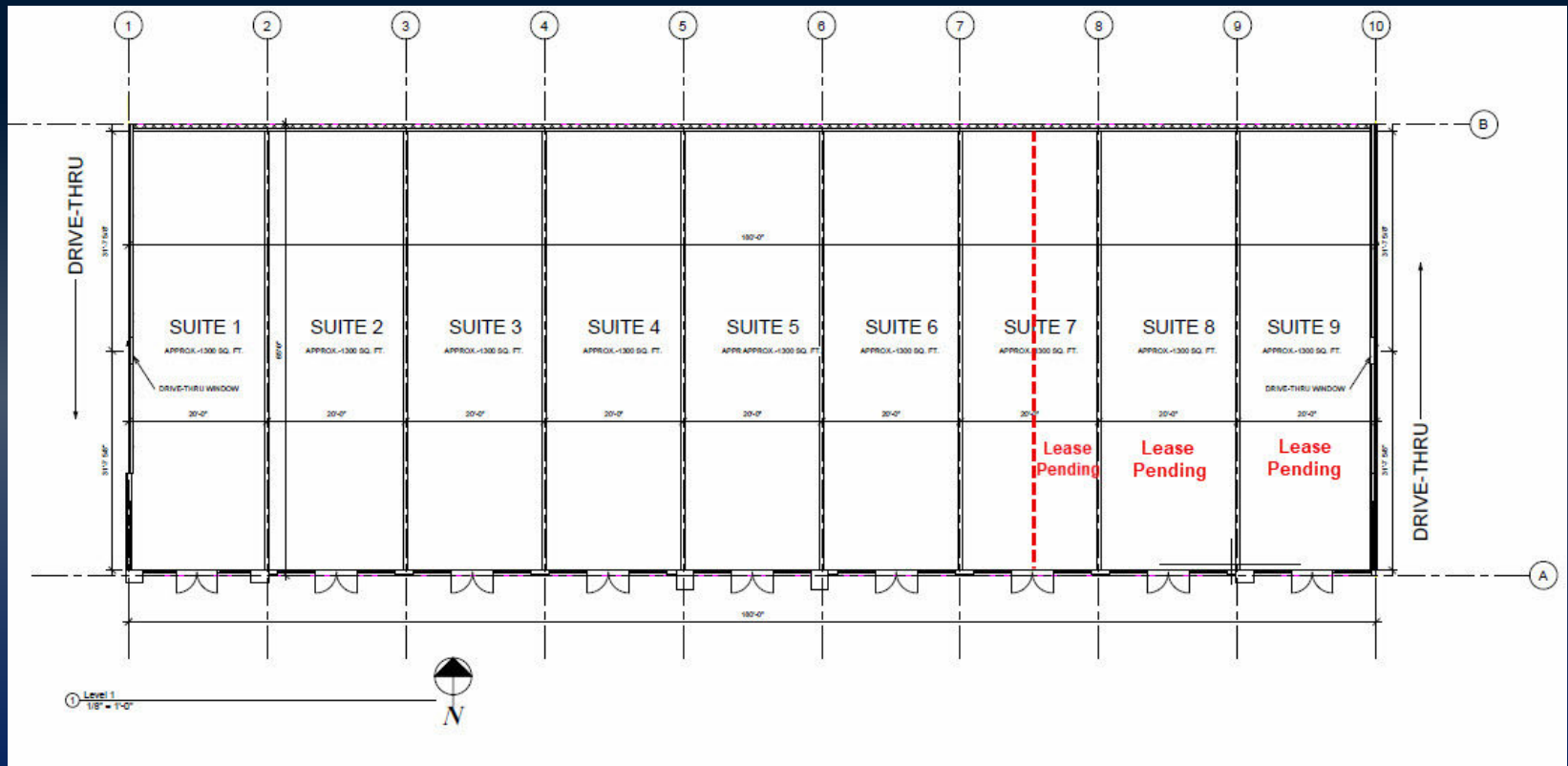
- ±1,300 SF - ±11,700 SF available in a new construction retail center
- ±1.63-acre lot
- Estimated completion Fall 2026
- Drive-thru capability available on both endcaps
- Ample parking
- High traffic location across from Walmart Neighborhood Market at the intersection of Russell Parkway and Lake Joy Road
- Desirable, rapidly growing section of Houston County
- Traffic Count (GDOT 2024)
 Russell Parkway - 21,500 VPD
 Lake Joy Road - 17,300 VPD



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WARNER ROBINS, GA 31088
HOUSTON COUNTY



SITE PLAN



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HOUSTON COUNTY



AERIAL MAP



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