



# **LEASE PRICE: \$750.00/Month Modified Gross**

CONTACT

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Summary Area Info Aerial Site Map

#### PROPERTY INFORMATION

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**Property Address:** 1204 Russell Parkway

Warner Robins, GA 31088

**County:** Houston

**Total Size:** 5,392 SF

Available: 350 SF

Utilities: All Available

Parking: Paved, onsite

**Traffic Count:** Russell Parkway - 31,100 VPD

#### SITE

Site Size: 0.62 Acres

**Parcel ID:** 0W055A 021000

**Zoning:** C-2

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	8,734	62,547	120,475
Avg HH Income	\$82,936	\$89,276	\$97,342
Median Age	36.0	35.4	35.6

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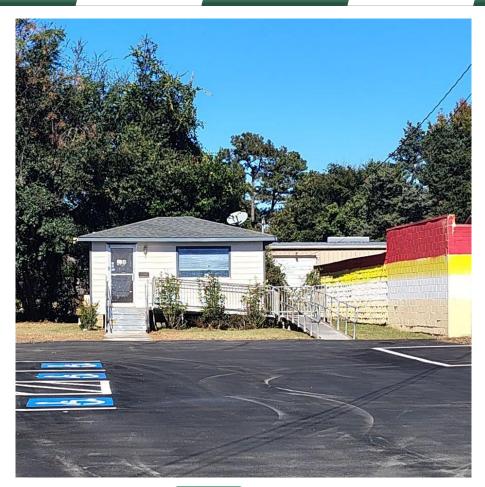
#### AREA INFORMATION

#### **PROPERTY**

A 350 SF Executive office suite with a restroom in this standalone building is available for lease! Includes ramp for access. All utilities available to the space.

#### LOCATION

Located in the rear of the lot, off of Russell Parkway. Nearby businesses include Warner Robins Foot & Ankle, Allstate Insurance, Brown's Eye Center, TitleMax, Tires Plus, Daylight Donuts, 1st Franklin Financial, Nu-Way Weiners, Powerhouse Outdoor Equipment, Advance Auto, and many other local and national restaurants and retailers.



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Site Map Aerial Summary Area Info Warner Robins Middle School Houston College & Career Academy Five School Russell-Pkwy meineke Gold Cup Bowling Storage PruittHealth The Lodge

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Site Map Summary Area Info Aerial Southern Heating & Air Debra Dr SUBJECT Mechi's Cleaners & Treasures Mexican Tienda Y Brown's Eye Center 3 ADVANCE Carniceria La Soñadora (W) Allstate 11 11 Warner Robins Foot & Ankle Smoke Hookah Shop Lounge TITLEMAX 1 9 9 99 Russell PRussell Pkwy - Russell Pkwy Russell Pkwy Russell Pkwy Russell Pkwy Square Powerhouse st Franklin Outdoor Equipment Daylight Donuts

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