

RETAIL/OFFICE SPACE FOR LEASE

2276 Moody Road, Suite A

Warner Robins, GA 31088



Available Suites: Suite A - 2,600 SF

Traffic Count: 16,700 VPD on Moody Road
25,400 VPD on Russell Parkway

Notes: Great potential for retail, service, or professional office use. Entryway leads into one (1) large meeting space, one (1) private office, and two (2) restrooms. Completely new HVAC installed in December 2024. Contact Agent for details on additional improvements in space.

Located: Located on Moody Road, close to the intersection with Russell Parkway. 6 miles from Robins Air Force Base. Nearby businesses include Hughes Honda, Walgreens, and many other national retail and restaurant locations.

Lease Price: \$11.00/SF NNN
NNN Estimate - \$2.00/SF

**FOR MORE
INFORMATION
CONTACT**

Ginny Wyatt, CCIM
Associate Broker
(478) 397-2233 (cell)
(478) 971-8000 (office)
gwyatt@fickling.com

Kate Carman
Commercial Sales & Leasing
(478) 919-3878 (cell)
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151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000

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PHOTOS



Exterior - Monument Sign



Interior - From Front



Interior - From Rear

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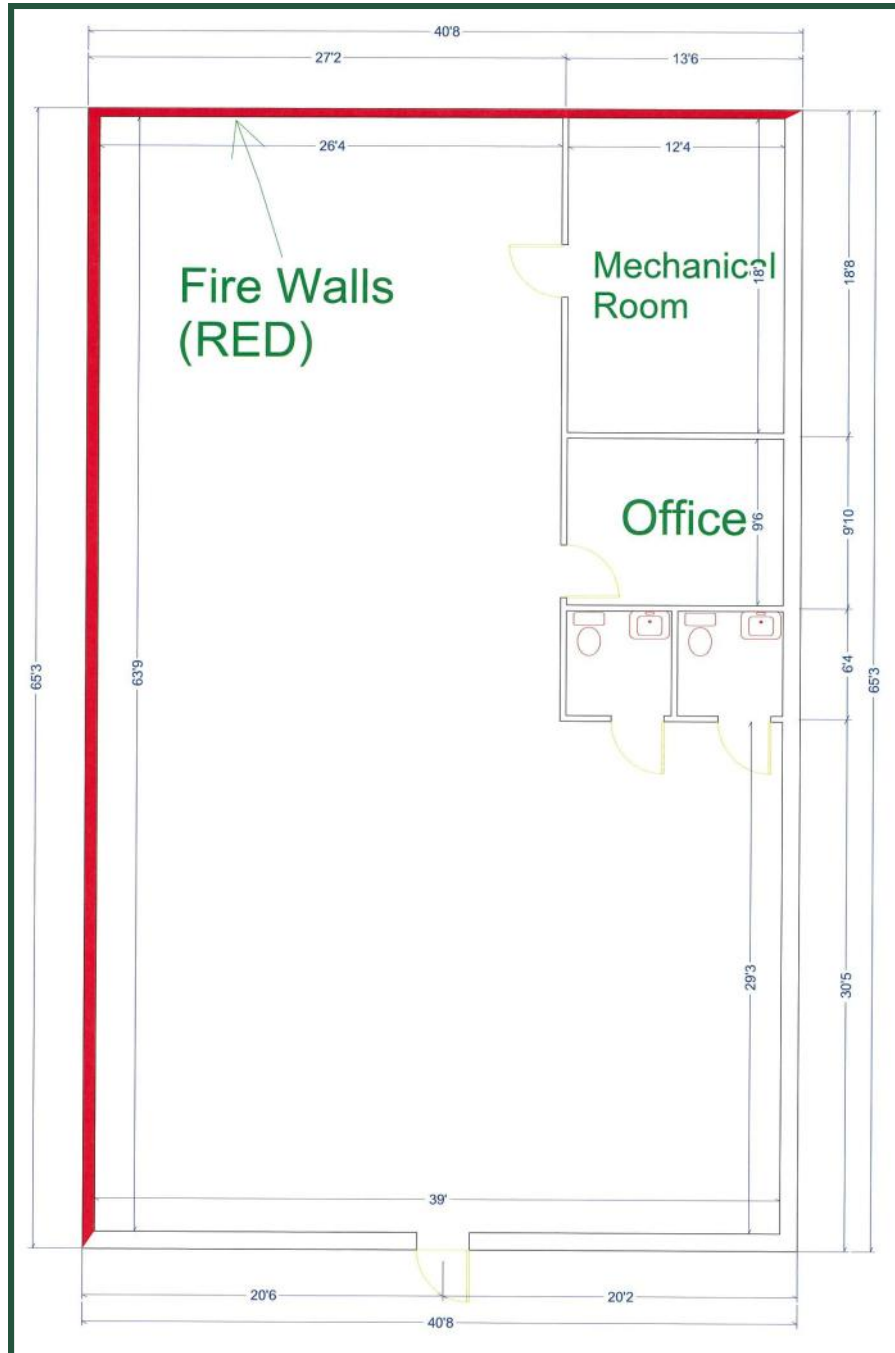
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FLOOR PLAN



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AERIAL



2024 Demos	1 Mile	3 Mile	5 Mile
Population	7,631	50,990	105,780
Median Age	34.8	34.7	35.3
Average HHI	\$81,422	\$88,789	\$95,659

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