

# RETAIL & OFFICE SPACES FOR LEASE

2276 Moody Road

Warner Robins, GA 31088



**Available Suites:** Suite A - 2,600 SF  
Suite B - 1,300 SF

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

**Notes:** Suite A - 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.  
Suite B - Professional office/showroom with restroom.

**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:**  
**Suite A: \$11.00/SF NNN | Suite B: \$12.50/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**



**Suite A Interior - From Front**



**Suite A Interior - From Rear**



**Suite B Interior - From Front**

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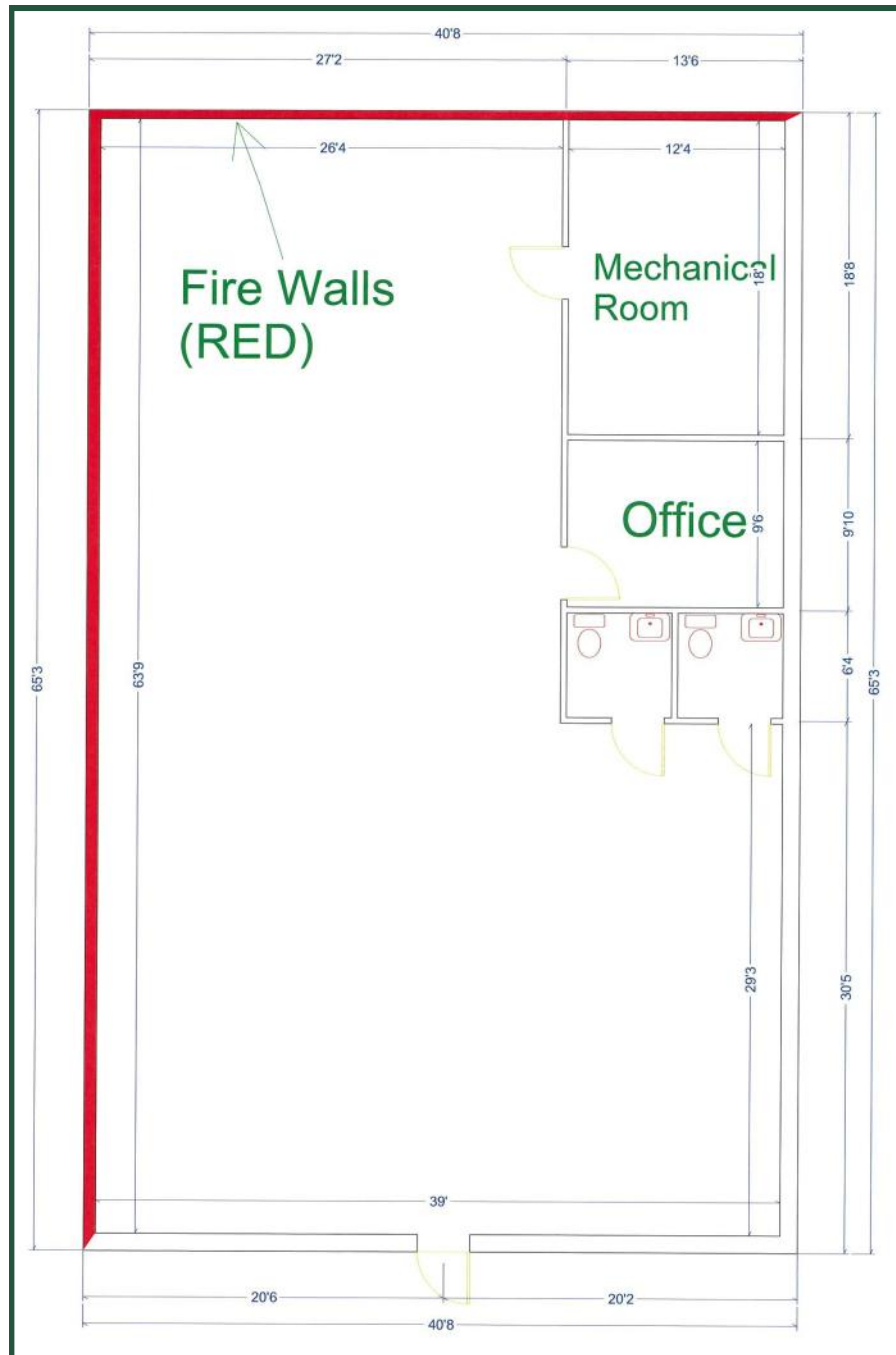
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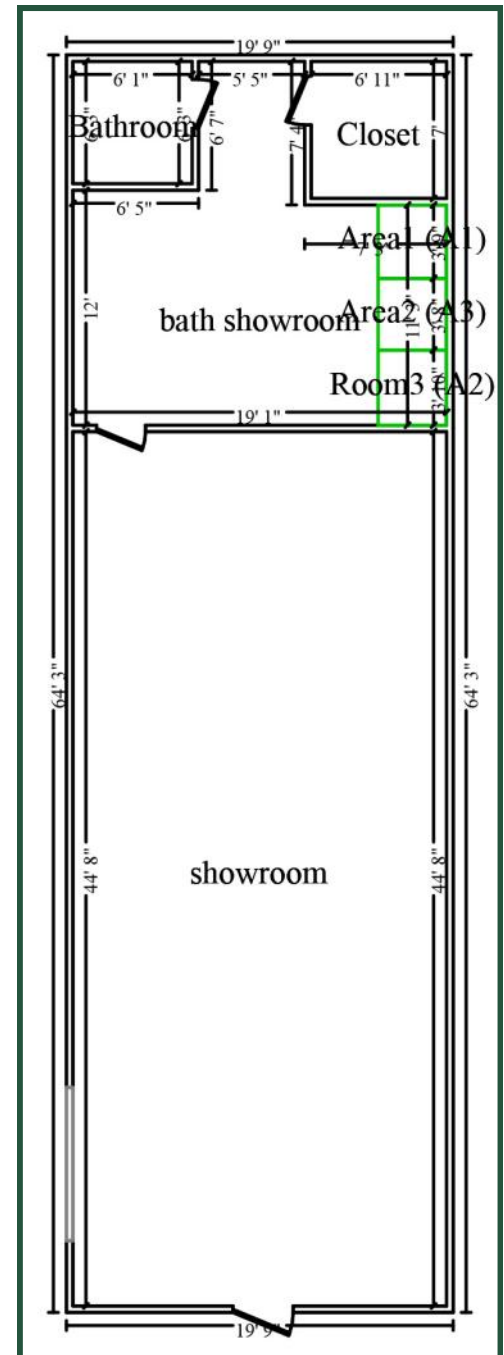
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## FLOOR PLAN - SUITE A



## FLOOR PLAN - SUITE B



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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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