

## RETAIL/OFFICE SPACE FOR LEASE

2276 Moody Road, Suite A

Warner Robins, GA 31088



**Available Suites:** Suite A - 2,600 SF

**Traffic Count:** 15,300 VPD on Moody Road  
31,300 VPD on Russell Parkway

**Notes:** Former dry cleaning business. Great potential for retail or professional office space. Large open space with private office and restrooms.

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

## Lease Price: \$13.00/SF NNN

**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)  
(478) 971-8000 (office)  
kcarman@fickling.com

**commercial.fickling.com**

151 S. Houston Lake Road, Suite 140 \* Warner Robins, GA 31088 | Phone (478) 971-8000

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## PHOTOS



**Exterior - Side Pick Up**



**Interior - From Front**



**Interior - From Rear**

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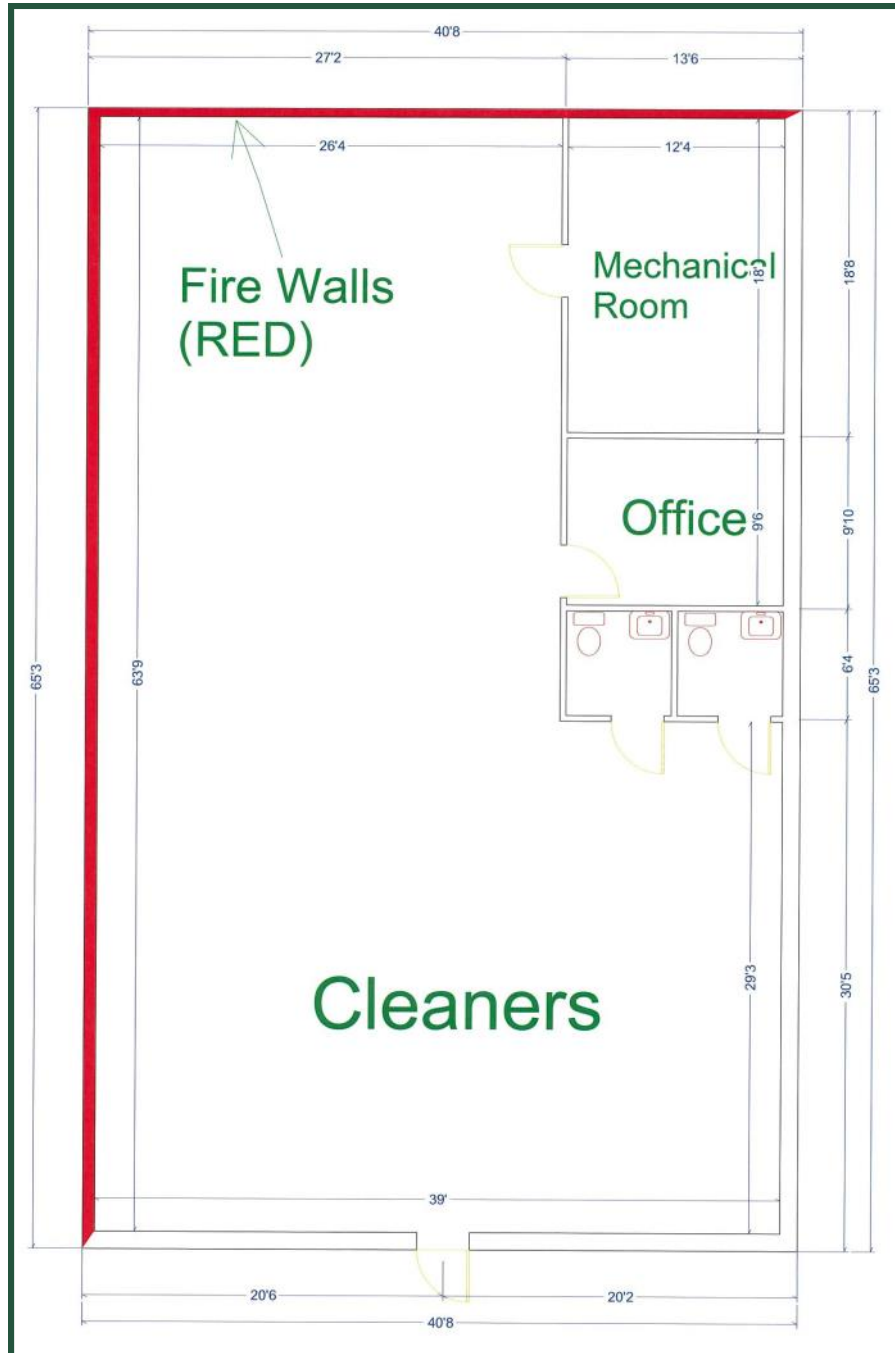
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## FLOOR PLAN



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## AERIAL



| 2022 Demos  | 1 Mile   | 3 Mile   | 5 Mile   |
|-------------|----------|----------|----------|
| Population  | 7,183    | 51,039   | 105,561  |
| Median Age  | 35.8     | 35.1     | 35.1     |
| Average HHI | \$63,065 | \$72,760 | \$71,416 |

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