

# Retail Center Now Pre-Leasing!

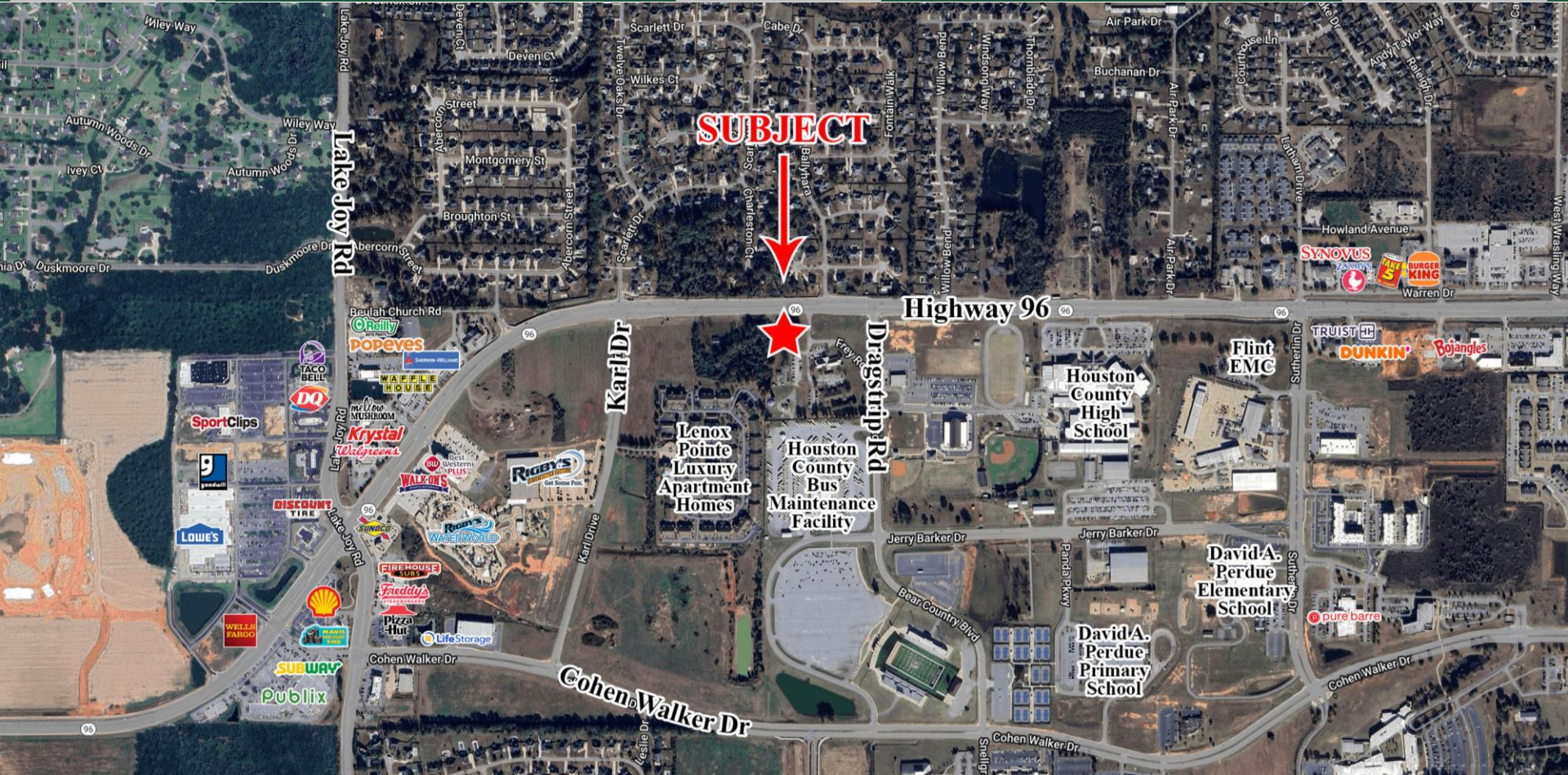
946 Highway 96  
Warner Robins, GA 31088



Summary

Area Info

Site Map



## CONTACT

**Kate Carman**  
478-919-3878 Cell  
478-971-8000 Office  
kcarman@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** 946 Highway 96  
 Warner Robins, GA 31088

**County:** Houston

**Total Size:** 12,200 SF

**Available:** Two (2) Endcap Suites - 1,900 SF  
 Three (3) In-line Suites - 1,400 SF

**Utilities:** All Available

**Year Built:** 2024

**Traffic Count:** 11,991 VPD - Hwy 96 (Eastbound)

**SITE**

**Site Size:** 1.45 Acres

**Parcel ID:** 0W1030 044000

**Zoning:** C2

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	6,978	46,640	92,442
Avg HH Income	\$129,058	\$134,859	\$110,342
Median Age	34.1	35.3	35.9

**Endcap Lease Price: \$34.00/SF NNN | In-Line Lease Price: \$32.00/SF NNN**

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Now Pre-Leasing! The two available endcap suites are 1,900 SF each and have drive-thru capability and grease traps installed. The three available in-line suites are 1,400 SF each. The maximum contiguous space is 4,700 SF.

This property is located on Highway 96, on the eastbound traffic side. Nearby businesses and locations of note include Publix, Kroger, Rigby's Entertainment Complex, Lowe's, Houston County High School, David A. Perdue Primary and Elementary Schools, and many restaurants.



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