

# Retail Center Now Pre-Leasing!

946 Highway 96  
Warner Robins, GA 31088



- Summary
- Area Info**
- Aerial
- Site Map



**CONTACT**

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## 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)

**Parking:** 4.83/1000

### 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 approximately 1,900 SF each with grease traps installed. One end cap has drive-thru capability. The three available in-line suites are approximately 1,400 SF each. The maximum contiguous space is 4,700 SF. New curb cut from Highway 96 for right in, right out access.

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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## AERIAL



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