

# Restaurant Space For Lease

207 Russell Parkway  
Warner Robins, GA 31088



**Building Size:** 60,549 SF Red Rock Shopping Center

**Available:** 4,800 SF Endcap

(Fully Equipped Restaurant-contact agent for equipment pricing)

**Built:** 1993, Exterior & Interior renovated 2020

**Zoned:** C-2

**Traffic Count:** 28,400 VPD Russell Parkway

**Location:** Located in the Red Rock Shopping Center on Russell Parkway. Located less than 1½ - 2 miles from Russell Pkwy Robins Air Force Base gate. Nearby businesses include Kroger, Burger King, Verizon, Applebee's Grill & Bar, Bank of America, Ruby Tuesday, O'Reilly Auto Parts, SureStay Plus Hotel and Advanced Technology & Training Center.



## Lease Price: \$9.00/psf

Plus \$3.25/PSF CT&I

**FOR MORE  
INFORMATION  
CONTACT**

**Ginny Wyatt, CCIM**  
Associate Broker  
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(478) 971-8000 (office)  
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**Bill Coley**  
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151 S. Houston Lake Road, Suite 140 \* Warner Robins, GA 31088 | Phone (478) 971-8000

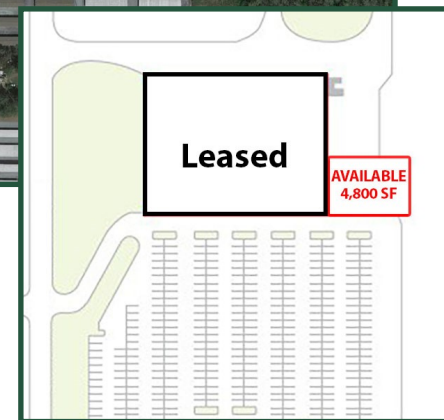
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## AERIAL



2019	1 mile	3 mile	5 mile
Population	6,707	52,240	104,624
Median Age	35.9	34.4	34.8
Avg. HHI	\$67,327	\$64,973	\$70,445

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