

**Retail Space For Lease**  
**4993 Russell Parkway**  
**Warner Robins, GA 31088**



Summary

Area Info

Floor Plan

Aerial

Site Map



**LEASE PRICE: \$16.00/SF NNN (CTI \$3.84/SF)**

**CONTACT**

**Ginny Wyatt, CCIM**  
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151 S Houston Lake Road, Suite 140  
Warner Robins, Georgia 31088  
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<https://commercial.fickling.com>

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 4993 Russell Parkway  
Warner Robins, GA 31088

**Year Built:** 2005

**Total Size:** 54,302 SF

**Available:** **Suite 510 - 858± SF**

**Utilities:** All available

**Parking:** Paved, onsite

**Traffic Count:** Russell Pkwy – 9,745 VPD  
US 41 – 6,355 VPD  
I-75 – 39,252 VPD

### SITE

**Site Size:** 5.39 Acres

**Parcel ID:** 0W1200 085000

**County:** Houston

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	5,420	28,958	86,566
Avg HH Income	\$121,993	\$131,091	\$111,404
Median Age	36.2	37.4	36.5

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## AREA INFORMATION

### PROPERTY

Suite 510 is 858± SF of retail space with two offices, reception area and restroom.

Parking is available in front and rear of building, and is shared with other tenants. All utilities available to site.

### LOCATION

Located near the intersection of Russell Parkway and Highway 41 / Lakeview Road, close to Interstate 75 (exit 146/144), making it easily accessible to traffic from Robins Air Force Base, Macon, Perry, Centerville, and surrounding communities. The location lies in a busy retail and service district with a mix of restaurants, shops, offices, and service businesses along Russell Parkway. It's positioned on a well-travelled route with high visibility and traffic counts.

### Neighboring Retail & Tenants:

- Subway
- Classic Bottle Shop
- State Farm
- Classic Nails
- Our Yarn Studio
- Monkey Joe's
- Marco's Pizza
- Edward D. Jones
- Hanger's Cleaners
- Alfa Insurance
- Trinity Homes
- Burn Bootcamp
- RSS Enterprises, LLC
- Pediatric Dentistry
- Battles Ink Tattoo Parlor

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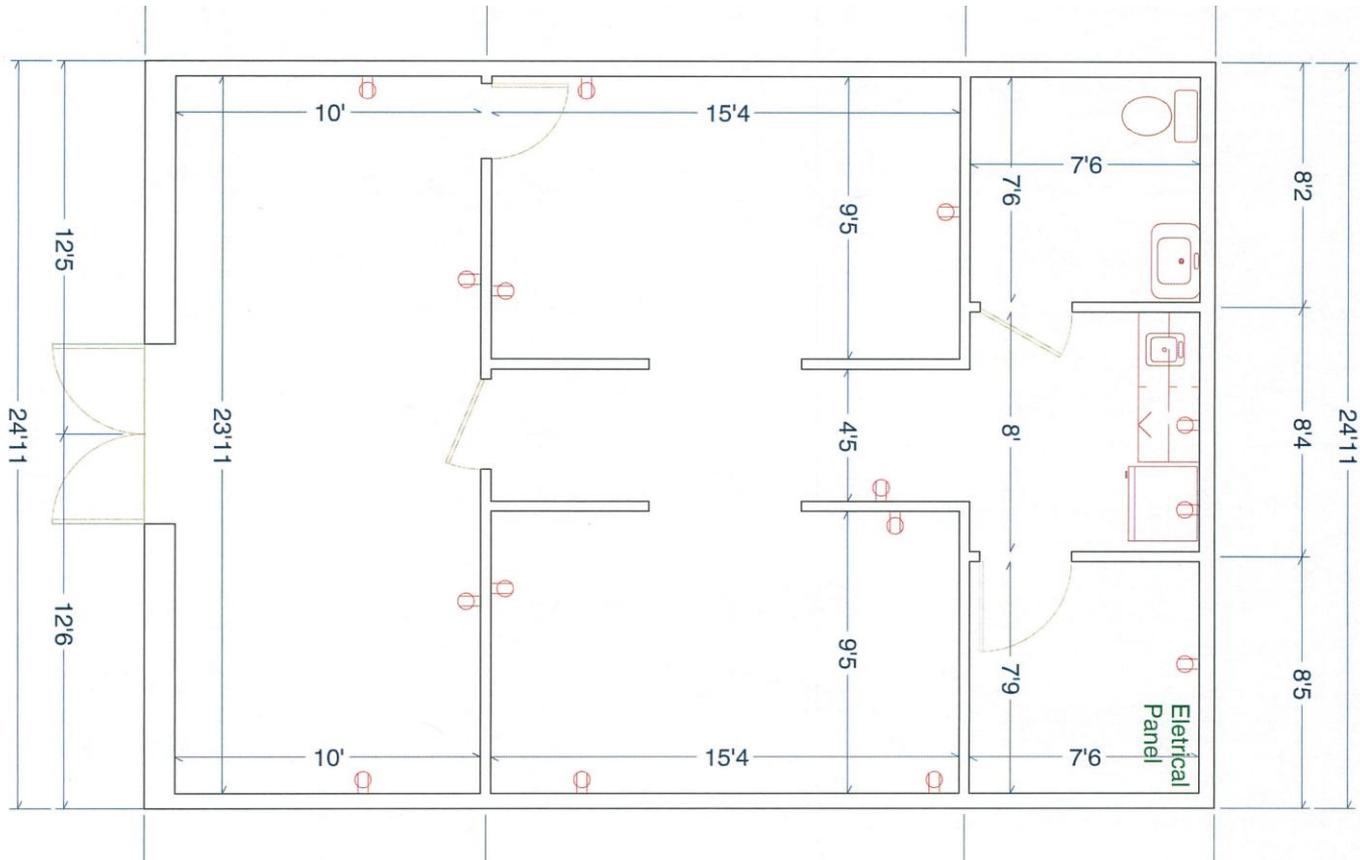
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**Suite 510**  
Suite Area  
872 sq ft



\*All measurements and all calculations of area are approximate and not guaranteed

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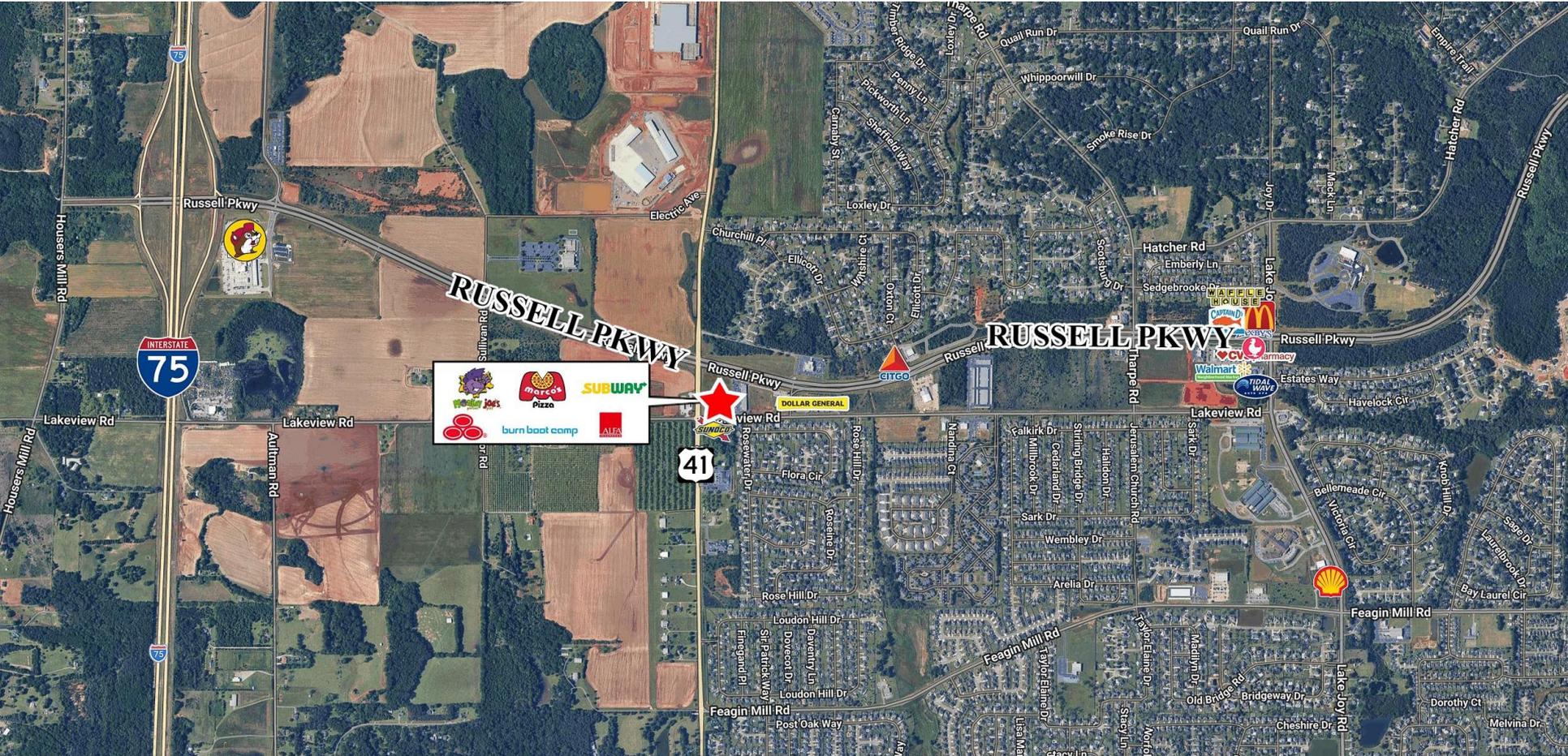
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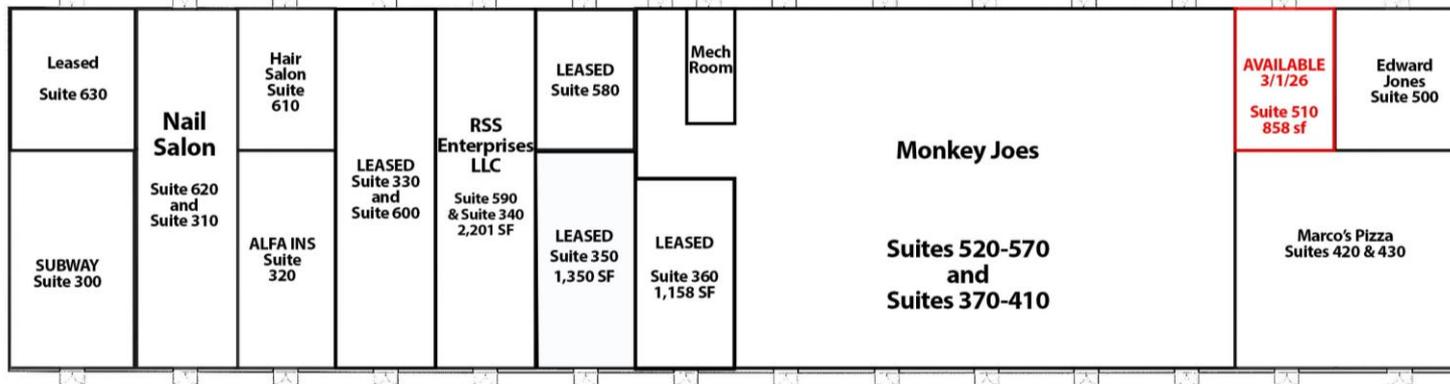
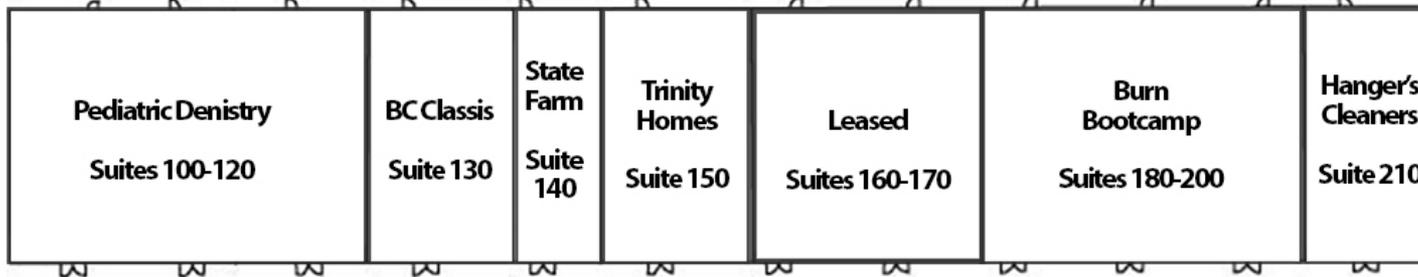
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