

PRE-LEASING | FLINT STATION

98 CARL VINSON PARKWAY, WARNER ROBINS, GA 31088



±1,424 SF - ±15,000 SF | \$32/SF, NNN



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PROPERTY INFORMATION

- ±15,000 SF of retail space anchored by 229 apartment units located both directly above and in adjacent buildings
- Built-in foot traffic from a captive customer base of residents living within the development
- Flexible layout opportunities for creative retail concepts, studios, or office users
- Ample on-site parking supporting a variety of business types
- Excellent visibility with easy access and strong daily traffic counts
- Located at the 4-way signalized intersection of Houston Lake Road and Russell Parkway
- Positioned within the growing Houston County market with continued residential and commercial development nearby
- Traffic Counts (GDOT 2024 Estimates)
Russell Parkway – 29,200 VPD
Houston Lake Rod – 32,300 VPD



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RENDERING



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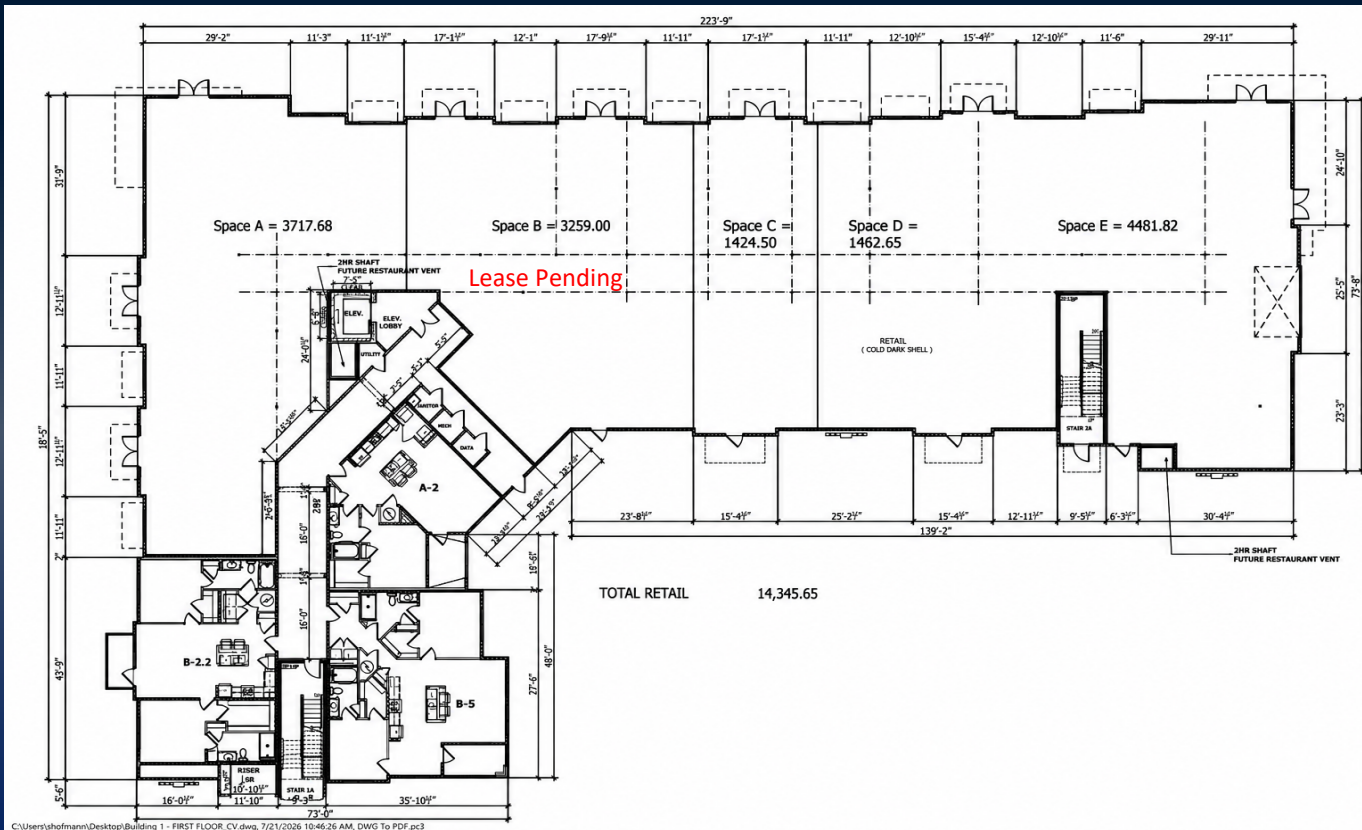
AERIAL MAP



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FLOOR PLAN



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