

# FOR LEASE | SHOPS AT ARIA

3151 RUSSELL PARKWAY, WARNER ROBINS, GA 31088



**±1,500 - ±11,980 SF | LEASE RATE: \$32/SF, NNN**



**DEREK FOSTER C: 478.997.1024**  
DFOSTER@THESUMMITGROUPMACON.COM  
4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210  
**O: 478.313.5213**  
WWW.THESUMMITGROUPMACON.COM



## PROPERTY INFORMATION

- Phase I Consists of ±11,980 SF:
  - ±1,500 SF available
- Phase II coming 2026 and will consist of:
  - 6 Suites available
  - ±1,500 - 11,980 SF
- Situated on ±2.37 acres with ample shared parking
- Located at the signalized corner of Russell Parkway & Tharpe Road
- Adjacent tenants include The Brass Tap, Royal Nails & Spa and Pizza Inn
- Neighboring Businesses: Walmart, Zaxby's, American Pride Bank, McDonald's, CVS, Tidal Wave Auto Spa
- Ideal space for restaurants, retail or medical
- Lease rates negotiable contact agent for information
- NNN estimated \$5 per SF



**3151 RUSSELL PARKWAY  
WARNER ROBINS, GA 31088  
HOUSTON COUNTY**



ADDITIONAL  
PHOTOS



3151 RUSSELL PARKWAY  
WARNER ROBINS, GA 31088  
HOUSTON COUNTY



## DEMOGRAPHICS

- Traffic Count (GDOT 2024:)  
Russell Parkway - 24,200 VPD  
Lake Joy Road - 17,300 VPD

### 3151 Russell Parkway - Warner Robins, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	4,730	63,075	124,392
2030 ESTIMATED POPULATION	5,161	65,655	130,625
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,859	25,234	48,565
2030 HOUSEHOLD ESTIMATES	2,043	26,425	51,246
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$108,745	\$95,914	\$92,992
2030 HH INCOME ESTIMATE	\$118,215	\$104,678	\$102,059

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$95,914**



**63,075**



**25,234**



**3.5%**



**50,779**

**3151 RUSSELL PARKWAY  
WARNER ROBINS, GA 31088  
HOUSTON COUNTY**



# SITE PLAN



The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise ensure the information contained herein.