



Lofts at Houston Central

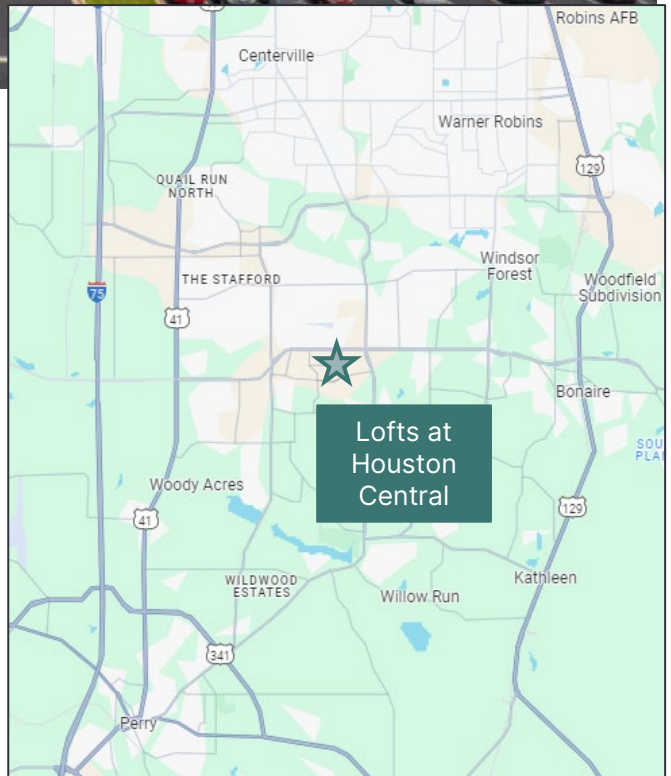
114-A SUTHERLIN DR, WARNER ROBINS, GA 31088

Retail Space for Lease
Patio and End Cap

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- Retail and Restaurant spaces with patio and end cap opportunities available!
- The Lofts at Houston Central is located in the middle of Warner Robin's most up and coming neighborhood between Houston Lake Rd and Lake Joy Rd, the main arteries that connect Perry and Centerville, Georgia.
- Ideal location near Freedom Field, the Central GA Soccer Association Complex, WR American Little League, and the New Tommy Stalkner Aquatic Center,.
- Mixed-use development provides live-work-play experiences for Central Georgia Technical College and Trinity School of Medicine students.
- Excellent residential, retail & restaurant synergy featuring 129 residential units (Phase I), 132 residential units (Phase II), and 5,787 SF of retail space. Conveniently located off Hwy 96 on Sutherlin Drive within 5 miles of the Houston Medical Center.



AVAILABLE SPACES

- Suite 102 – 2,216 SF
- Suite 104 - 1,446 SF

2023 Demographics	1 mile	3 miles	5 miles
Population	4,604	40,591	86,993
Households	1,691	14,446	32,923
Average HH Income	\$105,599	\$99,222	\$88,798
Daytime Population	1,593	5,153	23,119
	5 min	10 min	15 min
Drivetime Population	9,848	62,895	128,361



Space & Site Maps

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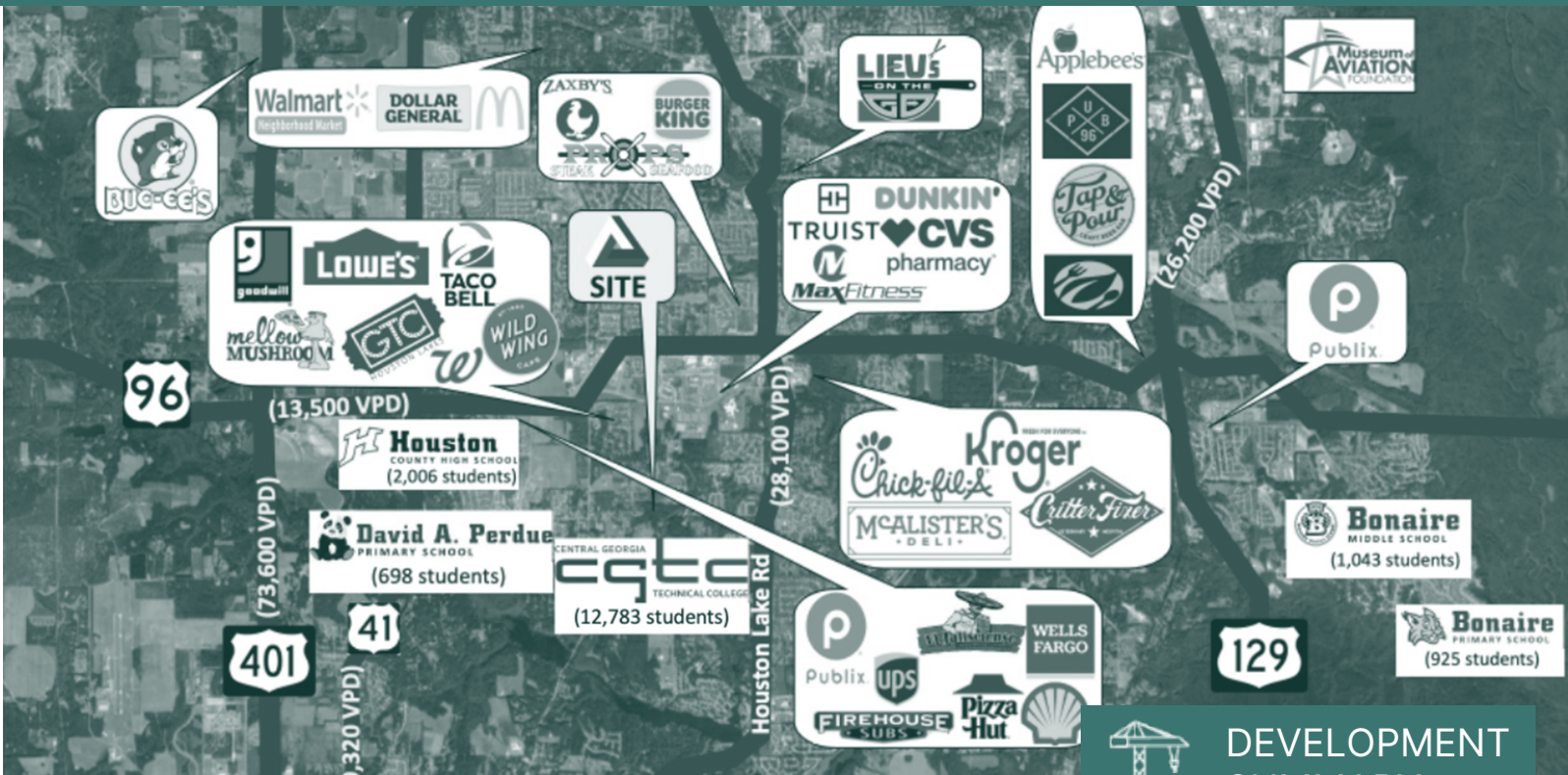
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Suite 104 - 1,446 SF

Suite 102 - 2,216 SF

- End Cap
- Patio

Suite 106 - Pure Barre



DEVELOPMENT SUMMARY

About the Area:

- I-75 traffic counts - 87,500 vpd
- Conveniently located at I-75 and highway 96
- Great visibility and easy access

Total Development

Lofts at Mercer Landing

- 165 Total Beds
- Offices and Leasing/Clubhouse space