



RUSSELL PKWY (18K VPD)

WOOD ST

AVAILABLE FOR LEASE OR BUILD-TO-SUIT MULTI-TENANT REDEVELOPMENT
8,075 SF RETAIL BUILDING ON HIGH-TRAFFIC RUSSELL PKWY

400 RUSSELL PKWY
WARNER ROBINS, GA 31088

Prashant Patel

Advisor

prashant.patel@blokkcre.com

229.256.3260

Traver Vliem

Advisor

traver.vliem@blokkcre.com

912.515.6060

PROPERTY SUMMARY

8,075 SF RETAIL BUILDING ON HIGH-TRAFFIC RUSSELL PKWY

400 Russell Pkwy, Warner Robins, GA 31088

400 Russell Parkway is an approximately 8,075 square foot retail building positioned along Russell Parkway, one of Warner Robins' primary commercial corridors. The property benefits from direct frontage and full access onto Russell Parkway, a heavily traveled retail artery with 18,000+ vehicles per day, and is surrounded by dense, established retailers including Kroger, Chick-fil-A, Planet Fitness, Walmart, and McDonald's. The site is also located in close proximity to Robins Air Force Base, one of the largest employers in the state and a major economic driver for the region.

The building was previously occupied by O'Reilly Auto Parts and features a functional layout that can be easily repositioned for a wide range of retail or service uses, including auto-oriented retail, supply stores, beauty or personal service concepts, medical or clinic use, and other neighborhood or regional retail users. The site offers 44+ on-site parking spaces, providing strong parking capacity for both retail and service-based tenants.

In addition to leasing the building in its current single-tenant configuration, ownership is prepared to redevelop 400 Russell Parkway into a multi-tenant retail strip. The ±8,075 SF building can be demised into individual suites sized and configured to fit incoming tenants, with construction handled directly by ownership. Suite mix, sizing, and finishes are flexible and can be tailored to the specific needs of medical, insurance, personal service/beauty, restaurant, and other retail or service concepts — allowing prospective tenants to secure space built to their specifications rather than adapting to an existing shell.

Warner Robins is one of Middle Georgia's fastest-growing cities, fueled by expansion at Robins Air Force Base, population growth, and ongoing retail and commercial development. Its strategic location along major highways and I-75 provides strong access to Macon, Atlanta, and the broader Southeast, supporting continued tenant demand and long-term real estate growth.

INVESTMENT HIGHLIGHTS

- Offered for lease
- ±8,075 SF retail building on 1.01 acres
- Direct frontage and full access on Russell Parkway
- 18,000+ VPD along one of Warner Robins' primary commercial corridors
- Dense surrounding retail including Kroger, Chick-fil-A, Planet Fitness, Walmart, and McDonald's
- Minutes from Robins Air Force Base, one of the area's largest economic drivers
- 44+ on-site parking spaces
- Former O'Reilly Auto Parts — functional layout that can be easily repositioned Ideal for a wide range of uses: auto-oriented retail, supply store, beauty/personal service, medical/clinic, or neighborhood retail
- Located in one of the fastest-growing cities in Middle Georgia Central Georgia location with convenient access to multiple state highways and I-75
- Ownership will self-develop the site into a multi-tenant retail strip, demising and building out suites to fit tenant requirements
- Custom build-to-suit options available for qualified tenants
- Flexible suite sizing — current concept plan shows four units ranging from approximately 1,850 - 2,331 SF

REDEVELOPMENT OPPORTUNITY

REDEVELOPMENT / BUILD-TO-SUIT OPPORTUNITY

Ownership is offering 400 Russell Parkway for redevelopment into a multi-tenant retail plaza. Rather than leasing the building as-is, ownership will reconfigure and build out the site to match the requirements of the incoming tenant mix — from suite size and layout to interior finish. This positions the site for medical, insurance, retail, personal service, and restaurant users seeking a build-to-suit space on one of Warner Robins' busiest retail corridors.

- High-traffic location — 18,000+ VPD on Russell Parkway
- Ideal for medical, office, insurance, retail, nail spa/personal service, and restaurant users
- Terrific visibility and direct frontage on Russell Parkway
- Custom build-to-suit options available — space delivered to tenant specifications





PROPERTY PHOTOS

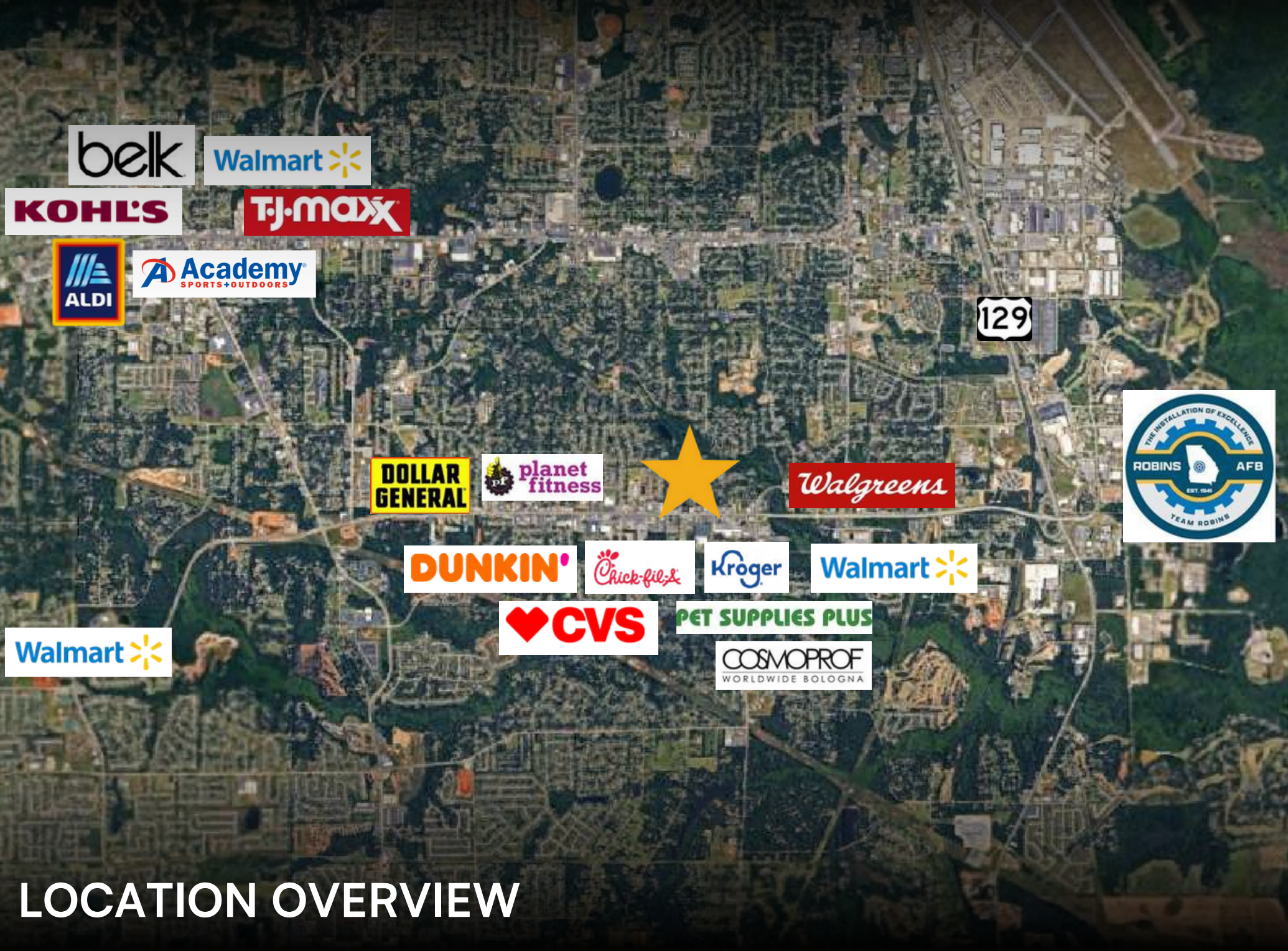


SITE OVERVIEW



SITE OVERVIEW





LOCATION OVERVIEW

MACON, GA
20 MILES

I-16
22MILES



I-75
7.5MILES



**AIR FORCE
BASE**
4MILES

LOCATION OVERVIEW

BIO/CONTACT



Prashant Patel

Advisor

prashant.patel@blokkcre.com

229.256.3260

BACKGROUND

Prashant Patel is a commercial real estate advisor with Blokk Commercial Real Estate specializing in investment sales, retail, hospitality, multifamily and development opportunities throughout the Southeast. He works with private investors, developers and business owners on acquisitions, dispositions, leasing and investment strategy while focusing on off-market opportunities and value creation.

As an active real estate investor himself, Prashant brings an owner's perspective to every transaction. His firsthand experience buying, selling and evaluating investment properties allows him to provide practical advice, structure creative deals and help clients achieve their investment goals.

Originally from Tifton, Georgia, Prashant earned his degree in Business Management from Georgia Southern University. Outside of work, he enjoys playing basketball, snowboarding, traveling and staying active.

EDUCATION

Georgia Southern University
College of Business Management

BIO/CONTACT



TRAVER VLIEM

Advisor

traver.vliem@blokkcre.com

912.515.6060

BACKGROUND

Traver Vliem focuses in retail, industrial, residential development tracts, and investment sales across Southeast Georgia, advising clients on acquisitions, dispositions, and development opportunities. His work spans single-tenant net-leased assets, redevelopment sites, and multi-market portfolios. Originally from Texas, Traver played football at Georgia Southern University and now lives in Statesboro with his wife, Bre, and their two young children. They are active members of Compassion Christian Church and enjoy attending sporting events together. Outside of work, Traver's interests include sports, artificial intelligence, and fitness.

EDUCATION

Georgia Southern University

College of Business Management. Minor in Finance. (Honors) Four year Letterman on Football Team