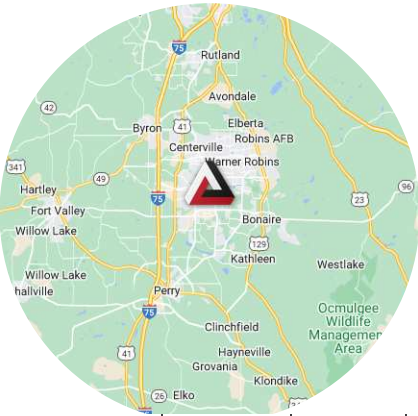




**LOFTS AT HOUSTON CENTRAL - RETAIL SPACES AND OUTPARCELS AVAILABLE**



114-A Sutherland Drive, Warner Robins GA 31088

- ▲ Retail and Restaurant spaces with patio and endcap opportunities available!
- ▲ Also available - 1.414 Acre outparcel for GL
- ▲ Mixed-use development provides live-work-play experiences for Central Georgia Technical College and Trinity School of Medicine students.
- ▲ Features 129 residential units (Phase I), 132 residential units (Phase II), and 5,787 SF of retail space, and is conveniently located off Hwy 96 on Sutherland Drive within 5 miles of the Houston Medical Center.
- ▲ Benefits from being close to Freedom Field, the Central GA Soccer Association Complex, WR American Little League, and the New Tommy Stalkner Aquatic Center, opening Fall 2023.

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

**Available Spaces**

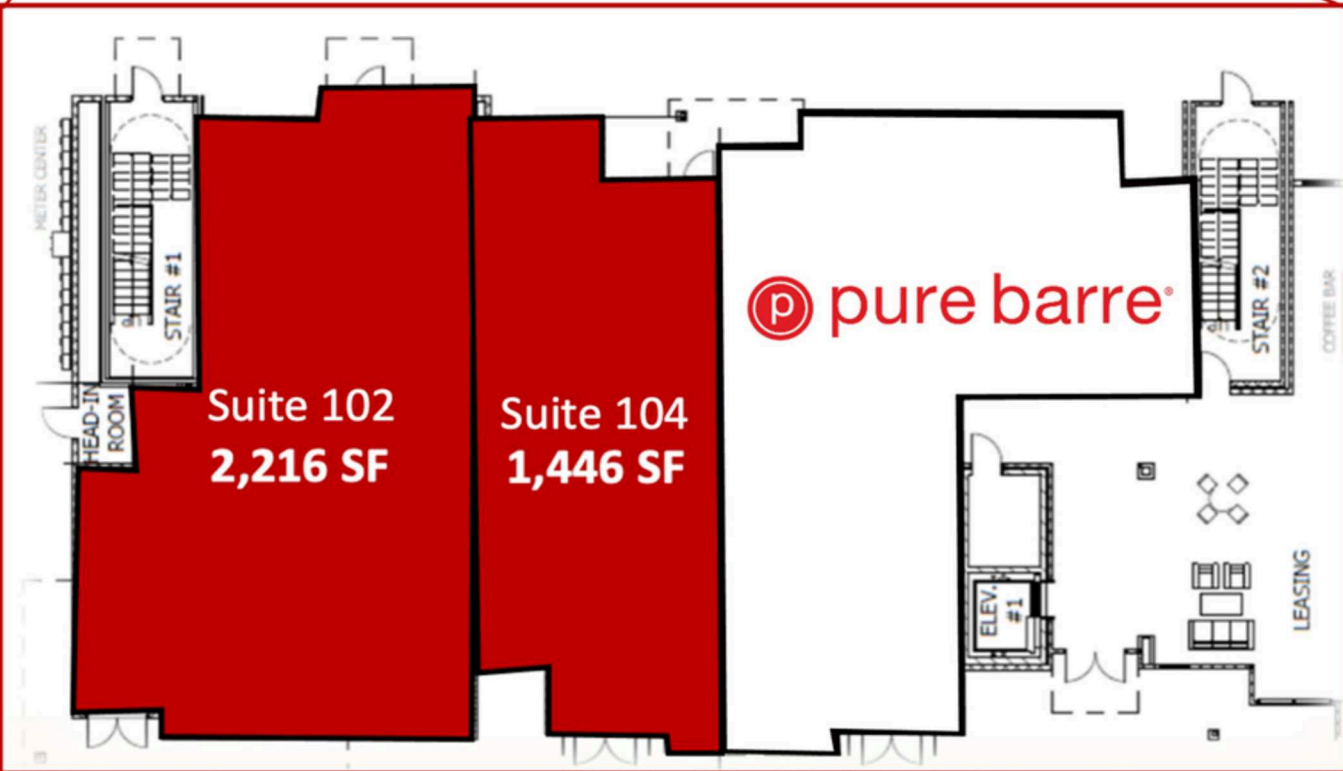
**OP1 - 1.41 AC**

**Suite 102 - 2,216 SF**

**Suite 104 - 1,446 SF**

**LEASING INFORMATION**

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
OP1	Available	1.41 AC	Suite 104	Available	1,446 SF
Suite 102	Available	2,216 SF	Suite 106	Pure Barre	2,125 SF



Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property

# OP1 - Pad Site Conceptual Plan

