

RUSSELL PKWY (18K VPD)

WOOD ST

8,000 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

## FOR LEASE - 8,000 SF RETAIL BUILDING

*400 Russell Pkwy, Warner Robins, GA 31088*

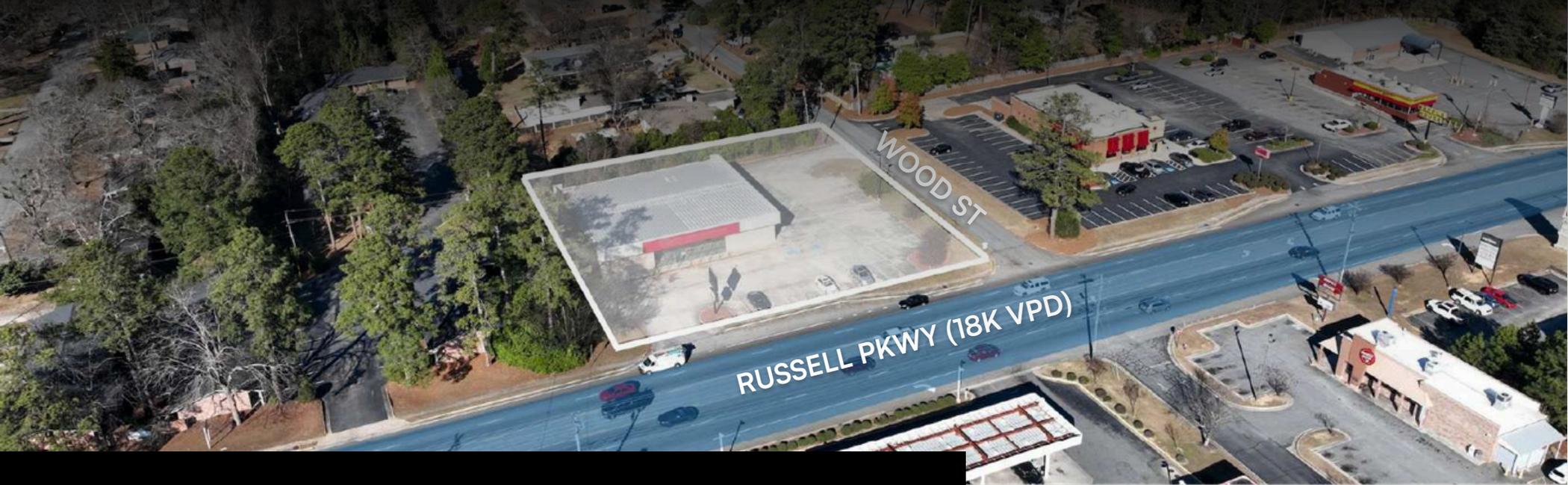
400 Russell Parkway is an approximately 8,075 square foot retail building positioned along Russell Parkway, one of Warner Robins' primary commercial corridors. The property benefits from direct frontage and full access onto Russell Parkway, a heavily traveled retail artery with 18,000+ vehicles per day, 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.

Warner Robins is widely regarded as one of the fastest-growing cities in Middle Georgia, supported by continued expansion at Robins Air Force Base, steady population growth, and ongoing retail and commercial development. The city's central Georgia location provides strong geographic advantages, with convenient access to multiple state highways and Interstate 75, allowing efficient connectivity to Macon, Atlanta, and the broader Southeast. This combination of growth, accessibility, and a strong employment base continues to drive tenant demand and long-term real estate fundamentals in the market.

# 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
- 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
- 44+ on-site parking spaces
- Located in one of the fastest-growing cities in Middle Georgia Central Georgia location with convenient access to multiple state highways and I-75



# PROPERTY PHOTOS



# SITE OVERVIEW



**SONNY'S**  
BBQ  
LOCAL PITMASTERS SINCE 1968

**planet fitness**

**CVS**

**Chick-fil-A**

**SUBWAY**

**Ruby Tuesday**

**enmarket**  
fresh choices. friendly faces.

**Applebee's**  
GRILL + BAR

**HUDDLE HOUSE**

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WOOD ST

# SITE OVERVIEW



RUSSELL PKWY (18K VPD)

Walgreens

Arby's

SONIC

FIREHOUSE  
SUBS

BANK OF AMERICA

O'Reilly  
AUTO PARTS

COOK-OUT

Kroger

Waffle  
HOUSE

McDonald's

PET SUPPLIES PLUS

Applebee's  
GRILL + BAR

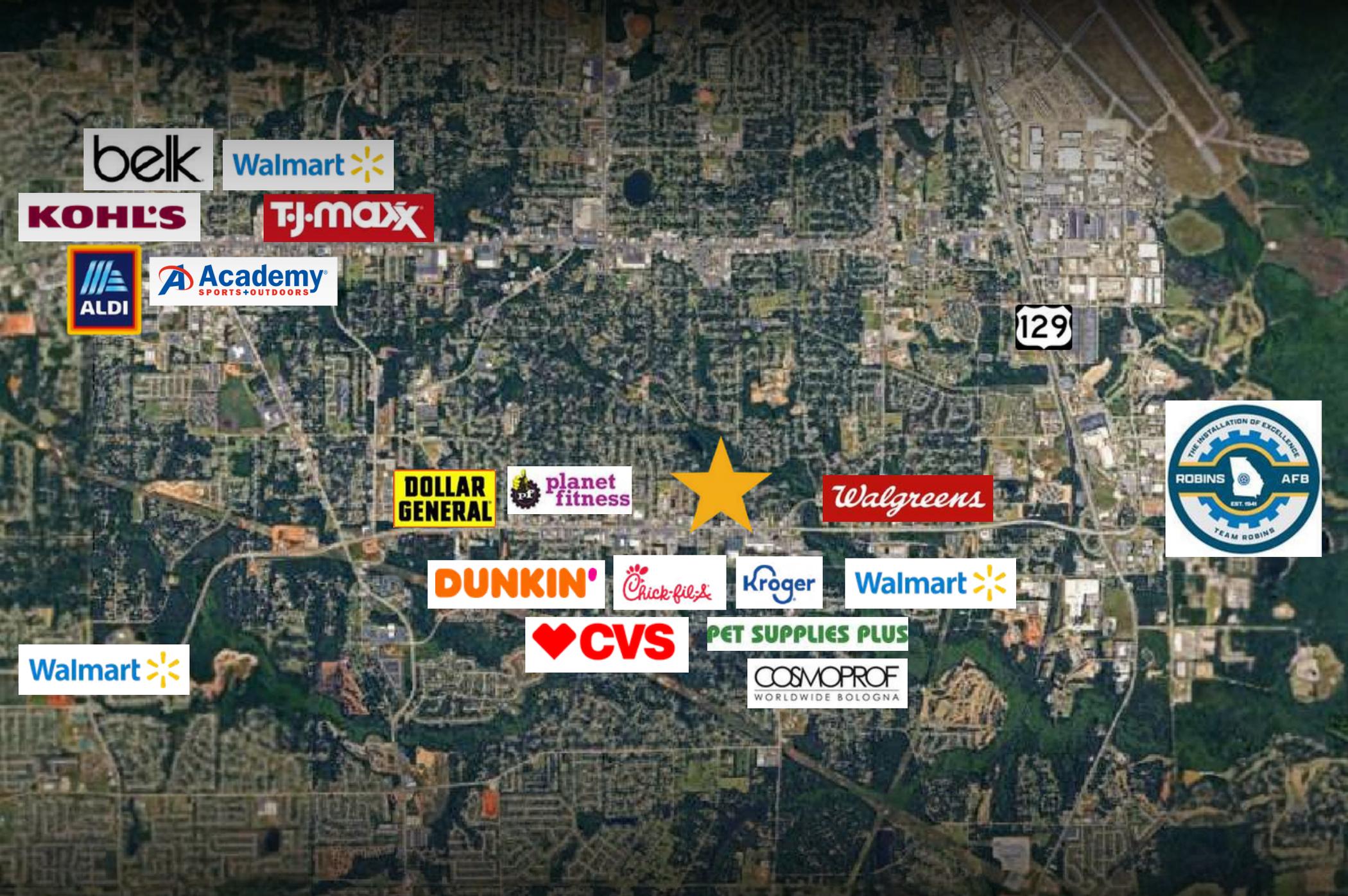
COSMOPROF  
WORLDWIDE BOLOGNA

BURGER  
KING

Huddle  
HOUSE

enmarket  
Fresh Cakes. Friendly Faces.

Ruby  
Tuesday



# LOCATION OVERVIEW

**MACON, GA**  
20 MILES

**I-16**  
22 MILES

**I-75**  
7.5 MILES



**AIR FORCE  
BASE**  
4 MILES



# LOCATION OVERVIEW

# BIO/CONTACT



## **Prashant Patel**

Advisor

[prashant.patel@blokkcre.com](mailto:prashant.patel@blokkcre.com)

229.256.3260

## **BACKGROUND**

Prashant Patel began his career with Blokk in 2023. He previously served in the hospitality industry for over six years in a manager role. In addition to his work in real estate, Prashant is an angel investor in businesses across the southeast. Through his investments, he has gained valuable insights into various market trends, which he leverages to help his clients make informed decisions about their real estate investments. Prashant has personally bought and sold multiple commercial and residential properties over the years, giving him a firm understanding of the buying and selling process.

## **EDUCATION**

Georgia Southern University  
College of Business Management

# BIO/CONTACT



## **TRAVER VLIEM**

Advisor

[traver.vliem@blokkcre.com](mailto: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