

JUST LISTED

TBRE
REAL ESTATE SERVICES

NEW LISTING: PRIME DUAL-BUILDING RETAIL ASSET

High-Visibility Retail Corridor in Warner Robins

Prime Warner Robins Retail Opportunity—Now Available with TBRE

This dual-building retail property presents a compelling value-add investment opportunity with stable in-place cash flow and strong long-term upside. Approximately 80% occupied and supported by a seller-provided one-year master lease, the asset offers immediate income stability while reducing near-term vacancy risk. The property features flexible multi-tenant potential, excellent visibility near Watson Blvd, ample parking, and below-market rental rates with significant room for future income growth. Anchored by the economic strength of Robins Air Force Base and ongoing aerospace and industrial expansion, this asset offers both durable stability and attractive appreciation potential.



PROPERTY SNAPSHOT

- Two separate retail buildings with ample on-site parking and convenient customer access
- High-visibility retail layout with strong tenant synergy and easy ingress/egress
- Approximately 80% occupied, providing stable in-place cash flow
- Seller offering a 1-year master lease to enhance short-term income stability
- Flexible multi-tenant layout with three contiguous 2,400 SF units
- Located within a strong medical and professional office corridor with consistent tenant demand
- Below-market rental rates with significant upside potential
- Anchored by the stable economic growth of Robins Air Force Base and regional aerospace expansion



WHY TBRE

- We don't just list – we close.**
- We don't just market – we position.**
- We don't just transact – we maximize value.**

**Smithville
Center
is
Proof**

Stable Cash Flow

Value-Add Opportunity

High Visibility

Strong Upside Potential

**Whether You're
Investing, Expanding,
or Repositioning.
–TBRE Delivers.**

From stable retail investments to value-add opportunities in growing corridors, TBRE delivers results in every transaction.

**Let's talk about what's next –
for your property, your portfolio,
or your vision.**



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