

PUBLIX-ANCHORED RETAIL SPACE FOR LEASE

510 GA Highway 247, Bonaire, GA 31005



Merganser Commons at Bonaire

- Anchored by Publix grocery store built in 2018 with strong 1/3/5-mile demographics
- ±2,800 SF of 2nd generation restaurant endcap space available ([Click to view floor plan](#))
- Superior visibility located on signalized intersection of GA-Hwy 247 & SR 96
- Current tenant mix includes Publix, Great Clips, UPS Store, MedStop and Juji Nail Lounge
- Center is accompanied by diverse out-parcels: Taco Bell, Dental Care of Bonaire and Bonaire Package
- Warner Robins Air Force base in close proximity (±3.8 miles from subject property)
- Multiple ingress and egress points (5) with an abundance of parking

±2,800 SF

AVAILABLE SPACE

\$25/SF
NNN

LEASE RATE

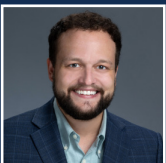
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SPACES AVAILABLE

Immediate

AVAILABILITY

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



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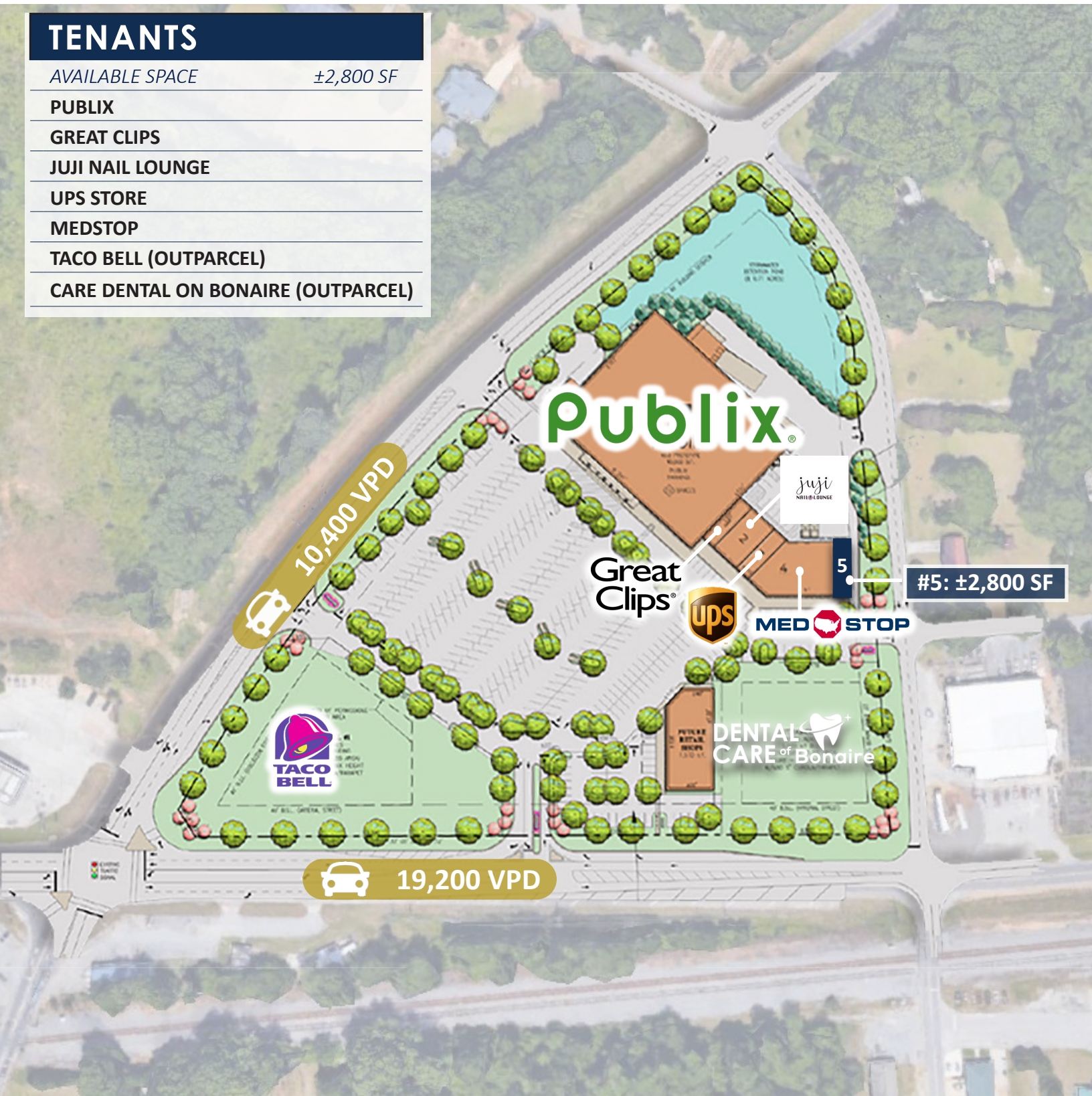
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TENANTS

AVAILABLE SPACE	±2,800 SF
PUBLIX	
GREAT CLIPS	
JUJI NAIL LOUNGE	
UPS STORE	
MEDSTOP	
TACO BELL (OUTPARCEL)	
CARE DENTAL ON BONAIRE (OUTPARCEL)	



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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Population	2,864	17,948	65,730
 Households	895	6,383	24,452
 Avg. Household Income	\$134,960	\$125,961	\$105,840
 Population Growth	2.04%	1.71%	1.13%

Source: 2023 ESRI

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