

# Second-Generation Restaurant Opportunity

1754 Watson Boulevard  
Warner Robins, GA 31093



Summary

Area Info

Photos

Aerial

Site Map



**LEASE PRICE: \$12/SF NNN**

## CONTACT

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**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** 1754 Watson Boulevard  
 Warner Robins, GA 31093

**County:** Houston

**Available:** 3,240 SF

**Utilities:** All Available

**Parking:** Ample, paved

**Traffic Count:** Watson Boulevard - 28,000 VPD  
 Highway 247 - 24,100 VPD

**SITE**

**Site Size:** 0.07 AC

**Parcel ID:** 0W048E 04E000

**Zoning:** C-2

| Demographics 2025 | 1 Mile   | 5 Miles  | 10 Miles  |
|-------------------|----------|----------|-----------|
| Population        | 8,183    | 100,876  | 180,982   |
| Avg HH Income     | \$77,313 | \$90,928 | \$108,039 |
| Median Age        | 35.8     | 35.6     | 36.7      |

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### BUILDING

Second generation restaurant space available at 1754 Watson Boulevard, Warner Robins' primary commercial corridor connecting Robins Air Force Base to I-75. The space includes existing restaurant infrastructure, offering a cost effective and efficient opportunity for operators to enter the market with reduced buildout time and expense.

### LOCATION

The property is located in close proximity to Emory Hospital Warner Robins, a full-service acute care facility, creating a built-in demand base from healthcare professionals, patients, and visitors. This location provides a rare opportunity to capture consistent daily traffic driven by healthcare, retail, and commuter activity along Watson Boulevard.

Positioned near Emory Hospital Warner Robins and surrounded by a strong mix of national and local retailers, the site benefits from consistent daily traffic generated by healthcare, retail, and commuter activity.



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## PROPERTY INFORMATION

### HIGHLIGHTS

- Second Generation Restaurant Space
- Existing Vent Hood, Grease Trap, Walk In Cooler & Freezer
- Prime Location on Watson Boulevard (Robins AFB to I-75 Corridor)
- Excellent Visibility & High Traffic Counts
- Proximity to Emory Hospital Warner Robins
- Surrounded by National & Local Retailers
- Reduced Build Out Costs / Faster Time to Market
- Established Retail Trade Area
- Ideal for QSR, Fast Casual, or Specialty Food Concepts

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### IDEAL USES

- Fast-casual and quick-service restaurant concepts
- Coffee and breakfast operators
- Health-focused or grab-and-go food service
- Regional or franchise food operators
- Takeout-oriented or delivery-driven concepts

### NEARBY

- Emory Hospital Warner Robins (major regional healthcare employer)
- Robins Air Force Base (primary economic driver)
- McDonald's, Subway, Church's Texas Chicken
- Scooter's Coffee, Wilson's Bakery
- Urological Health Center and surrounding medical users
- Established Watson Boulevard retail corridor
- Direct connectivity to Interstate 75



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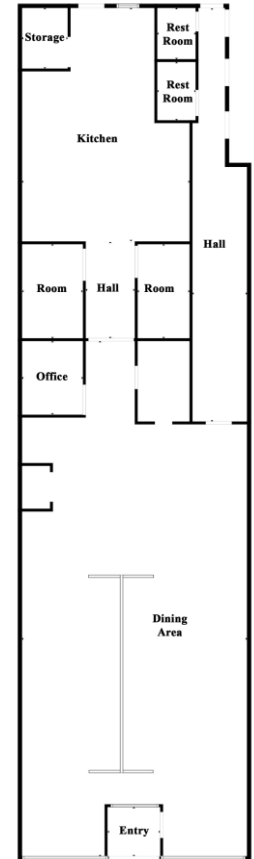
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\*All measurements and all calculations of area are approximate and not guaranteed

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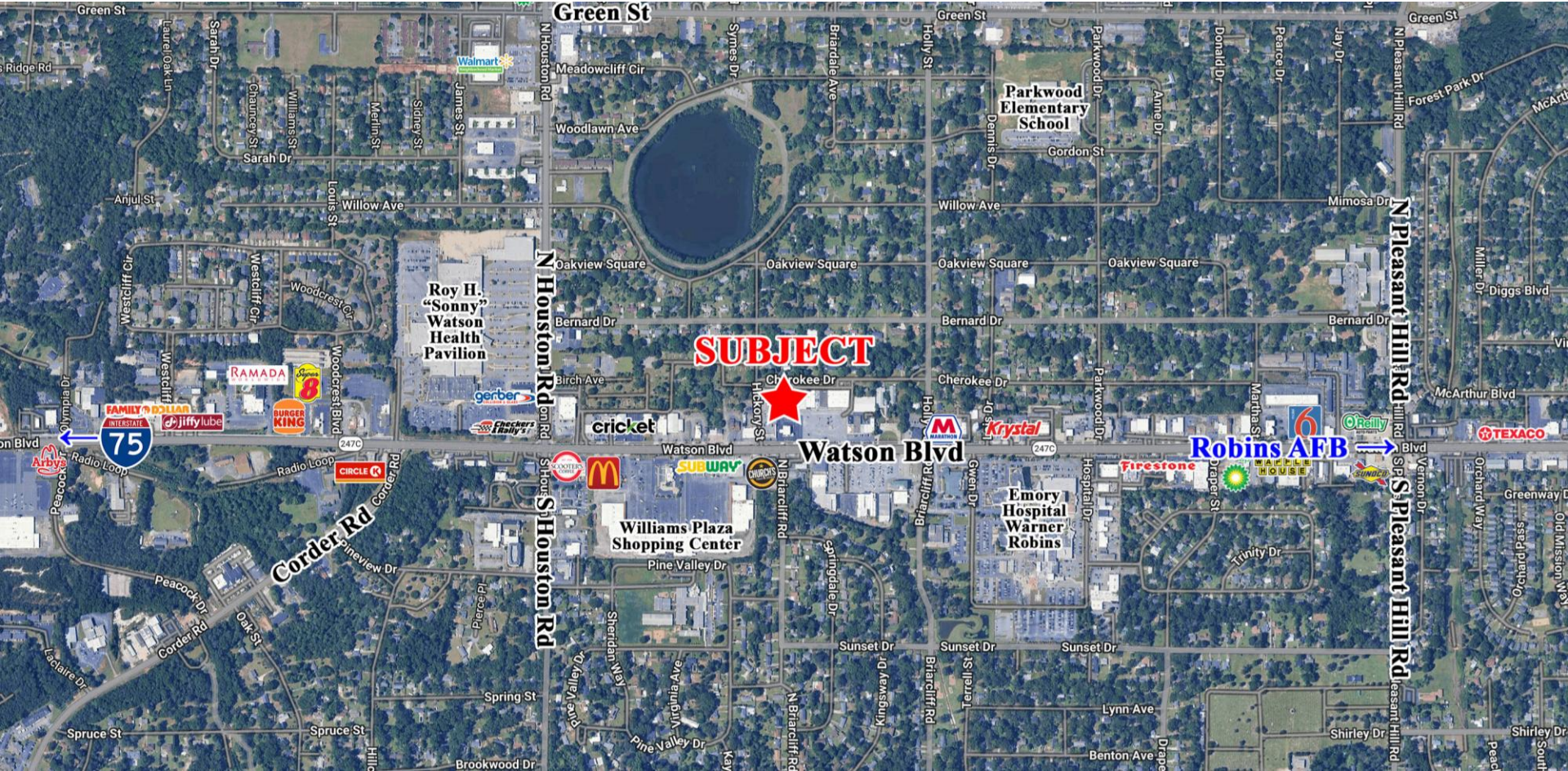
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