

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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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

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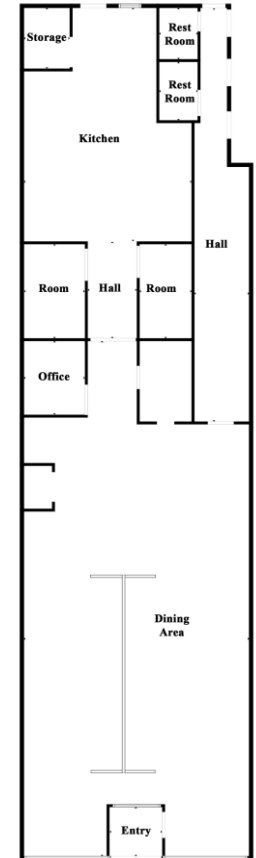
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*All measurements and all calculations of area are approximate and not guaranteed

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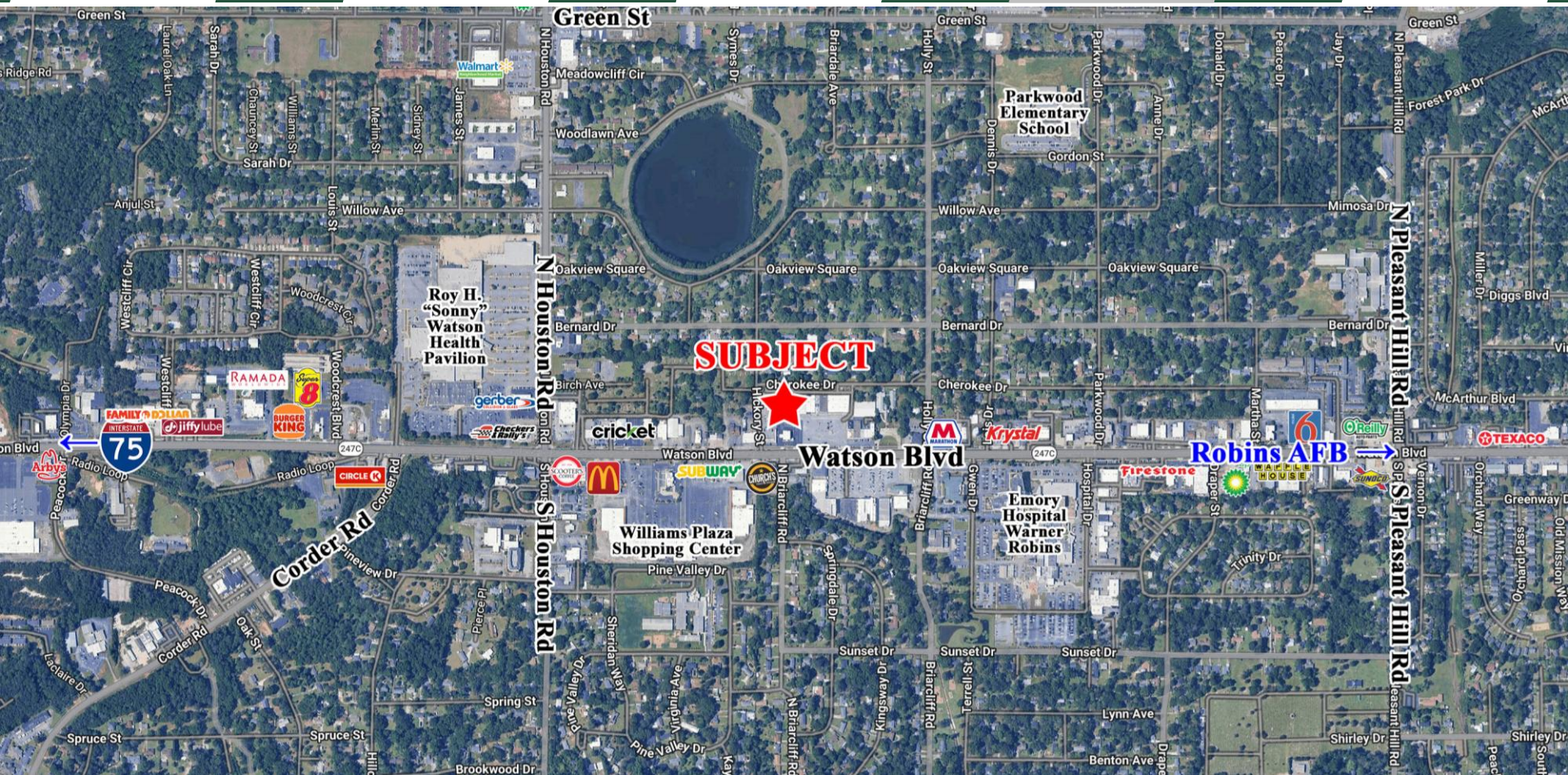
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