

BUILDING FOR SALE OR LEASE

1514 Watson Boulevard
Warner Robins, GA 31093



Summary

Area Info

Photos

Floor Plans

Aerial



CONTACT

Wendy H Pierce, RPA
478-746-9421 Office
478-335-1254 Cell
wpierce@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

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PROPERTY INFORMATION

BUILDING

Property Address: 1514 Watson Boulevard
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County: Houston

Total Size: 1,665 SF

Year Built: 1964

Utilities: All Available

Parking: Ample

Traffic Count: 25,300 Vehicles Per Day

SITE

Site Size: 0.13 Acres

Parcel ID: 0W038K 014000

Zoning: C-2

REDUCED PRICE: \$149,000

~~SALE PRICE: \$269,000~~

LEASE PRICE: \$18.00/SF NNN

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LOCATION

Neighbors include Houston Healthcare Medical Center, Houston Healthcare Surgery Center, Georgia Dermatology & Skin Cancer Center, Pavilion Med-Stop, YouthCare Pediatrics, Miller Elementary School, Nu-Way, Greek Village, Wilson's Bakery, Walmart Neighborhood Market, At Home, and many other offices, restaurants, and retailers.

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	8,530	53,102	92,779
Avg HH Income	\$64,249	\$69,062	\$83,482
Median Age	35.7	35.1	35.4

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NOTES

Landlord will paint interior of suite and install building standard carpet tiles for lease tenant if needed.



Rear of Building



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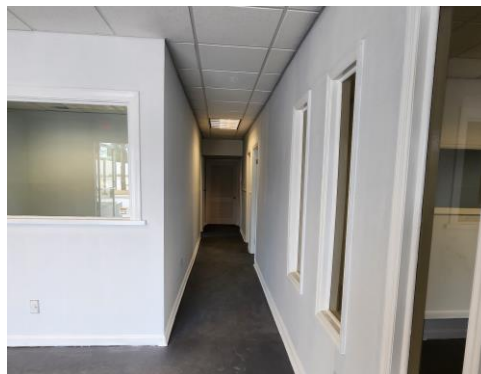
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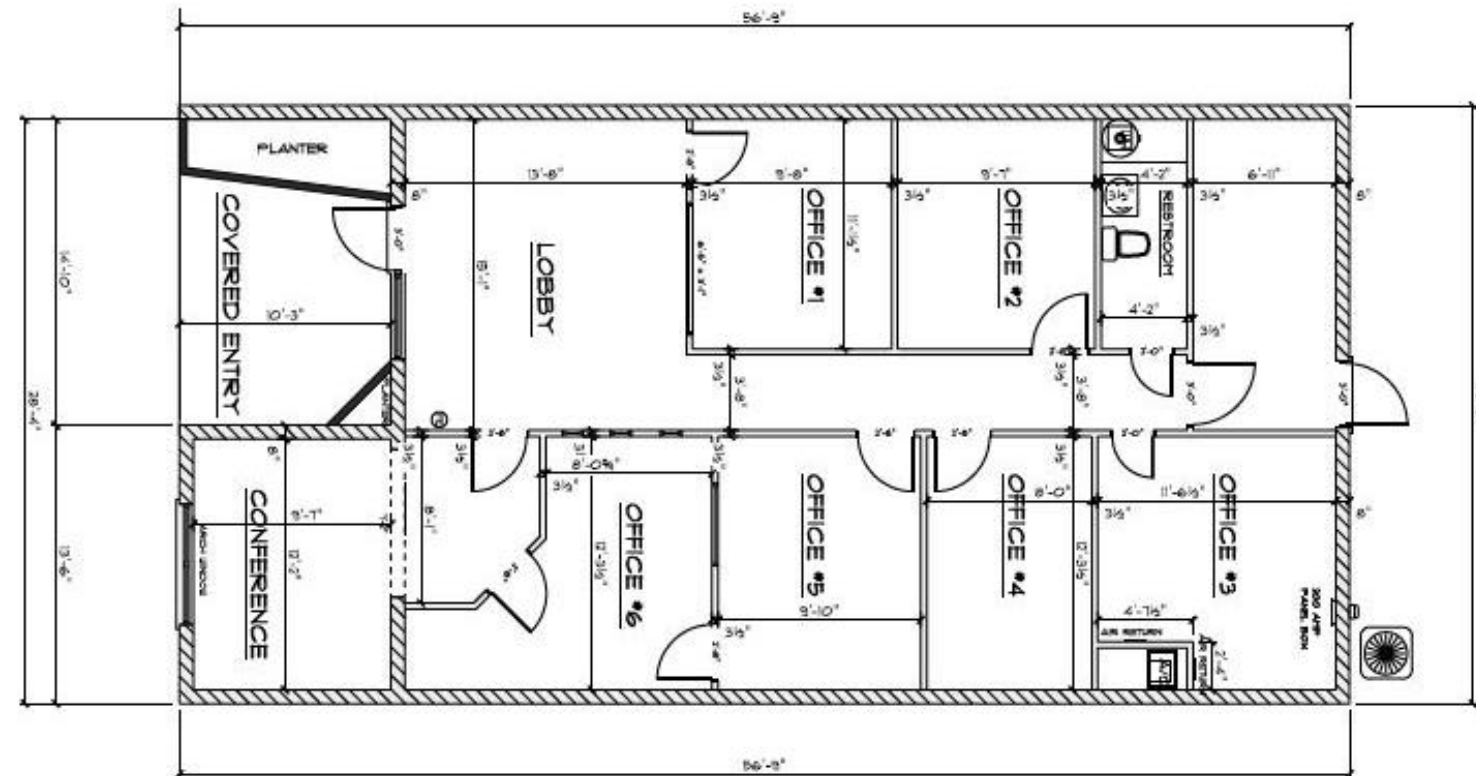
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Floorplan Breakdown

- 6 Offices
- Lobby/Reception Area
- Conference Room
- 1 Restroom
- Covered Entry

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

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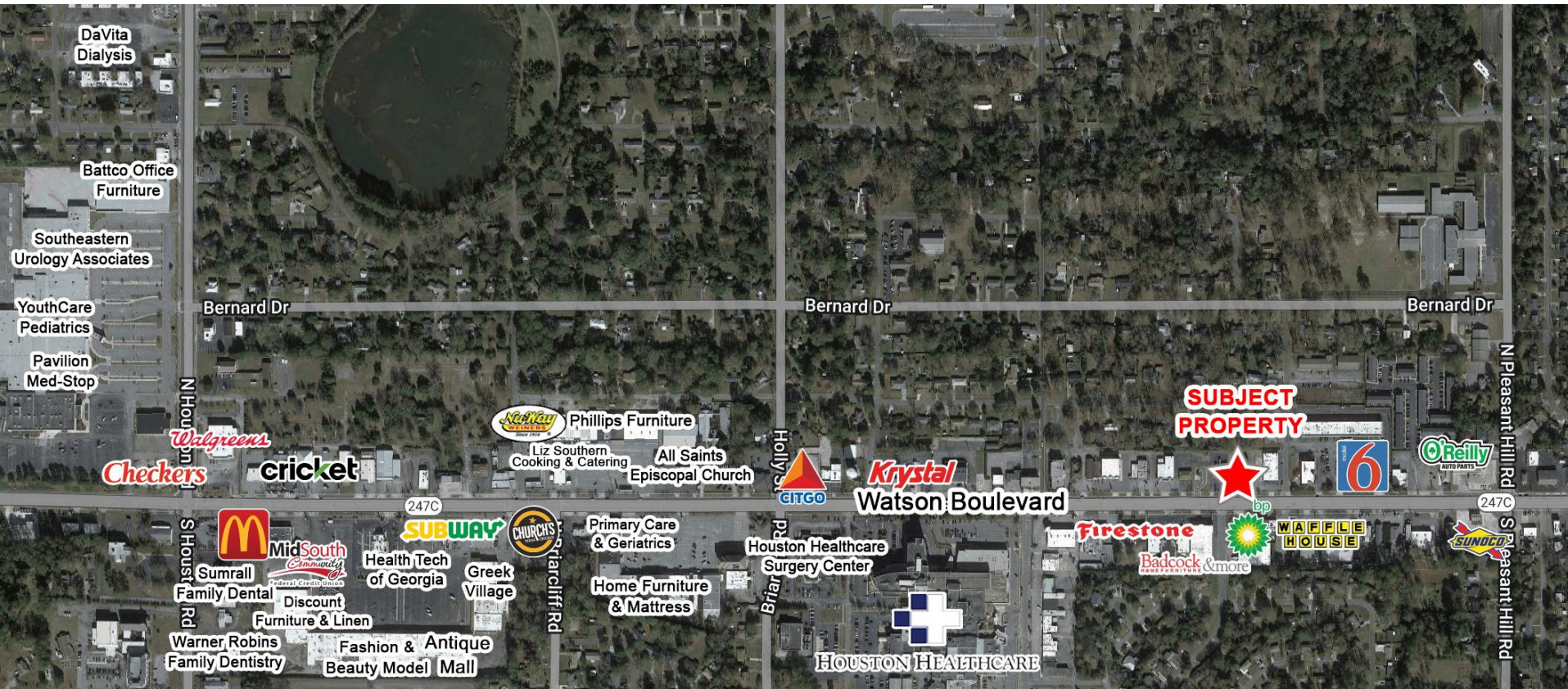
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