

BUILDING FOR SALE OR LEASE

1514 Watson Boulevard
Warner Robins, GA 31093



Summary

Area Info

Photos

Floor Plans

Aerial



CONTACT

Wendy H Pierce, RPA
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PROPERTY INFORMATION

BUILDING

Property Address:	1514 Watson Boulevard Warner Robins, GA 31093
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: \$179,000

~~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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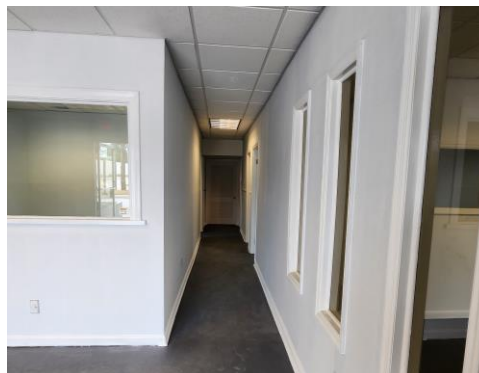
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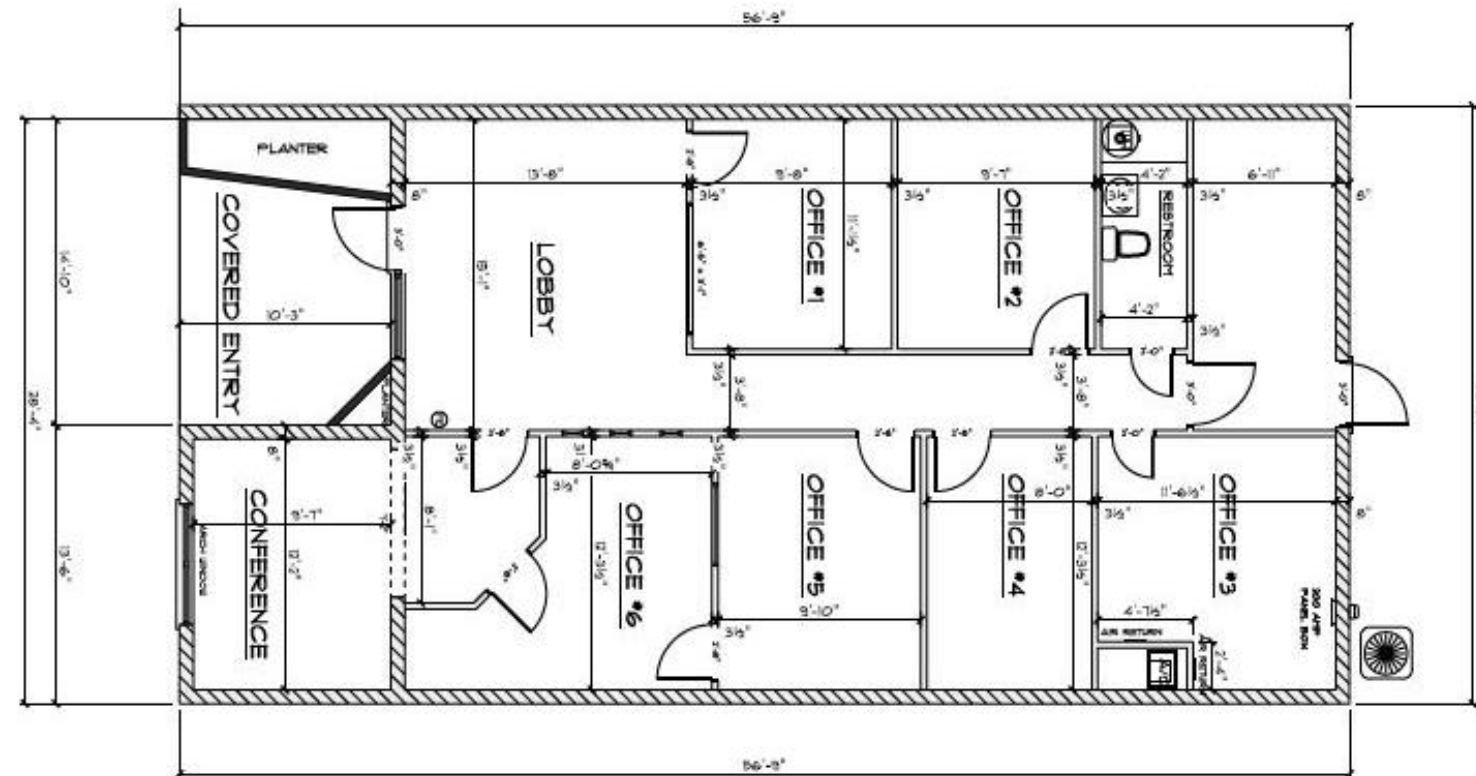
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Floorplan Breakdown

- 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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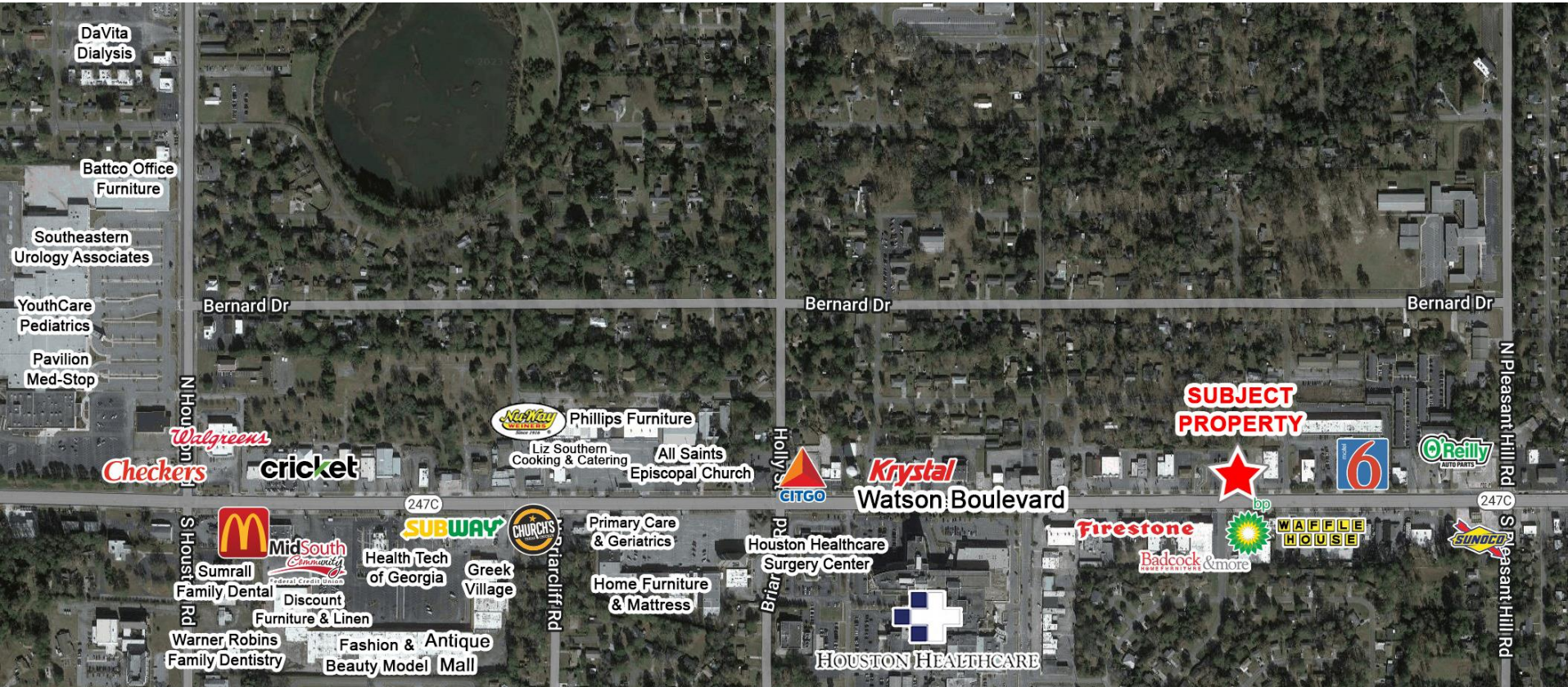
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