

Former Shop For Lease

2812 Watson Boulevard
Centerville, GA 31028



Summary

Area Info

Photos

Aerial

Site Map



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 2812 Watson Boulevard
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County: Houston

Total Size: Office: 1,402 SF
Warehouse: 3,600 SF
Total SF: 5,002 SF

Year Built: 1953, 2005

Utilities: Water, electricity, internet

Frontage: 91' on Watson Boulevard

Parking: Paved, 20 spaces

Traffic Count: Watson Boulevard - 34,400

SITE

Site Size: 0.38 Acres

Parcel ID: 0C006C 004000

Zoning: C-2

Entire Building Lease Price: \$6,500/Month
Warehouse Portion Lease Price: \$4,000/Month
Office Portion Lease Price: \$3,000/Month

| Demographics 2024 | 1 Mile | 3 Miles | 5 Miles |
|----------------------|----------|----------|----------|
| Population | 6,334 | 51,192 | 115,323 |
| Avg HH Income | \$76,593 | \$90,895 | \$94,805 |
| Median Age | 36.7 | 36.7 | 35.8 |

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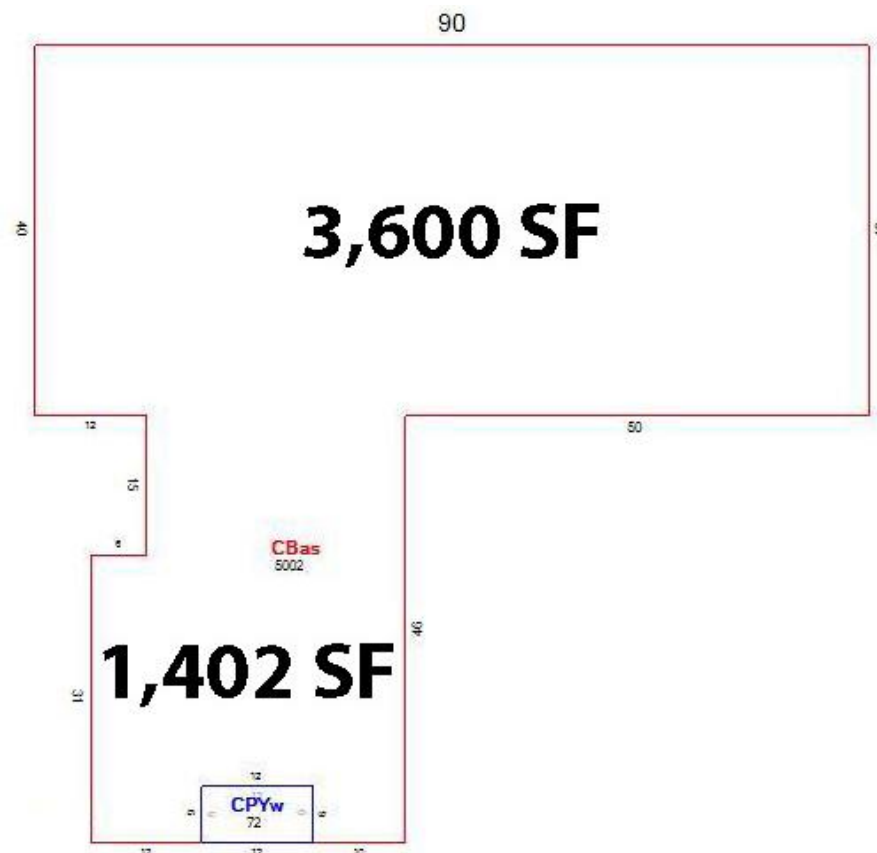
NOTES

Prime 5,002 SF commercial space with excellent visibility and high traffic located in the heart of Centerville. Versatile property offers an excellent opportunity for businesses looking to establish themselves in a growing community. Recent developments in the area promise increased foot traffic and business opportunities for tenants.

Ideal for service, retail or office.

NEIGHBORS

Centrally positioned with high visibility and traffic flow. Easy access to major highways and I-75, facilitating easy commutes. Nearby businesses include TDG Centerville, Waffle House, Walgreens, Discount Tire, Hardee's, Computer Dreams, the Galleria Mall, Walmart, Lowe's, Home Depot, Target, Joann, Academy Sports, Hobby Lobby, and many other restaurants and retail shops.



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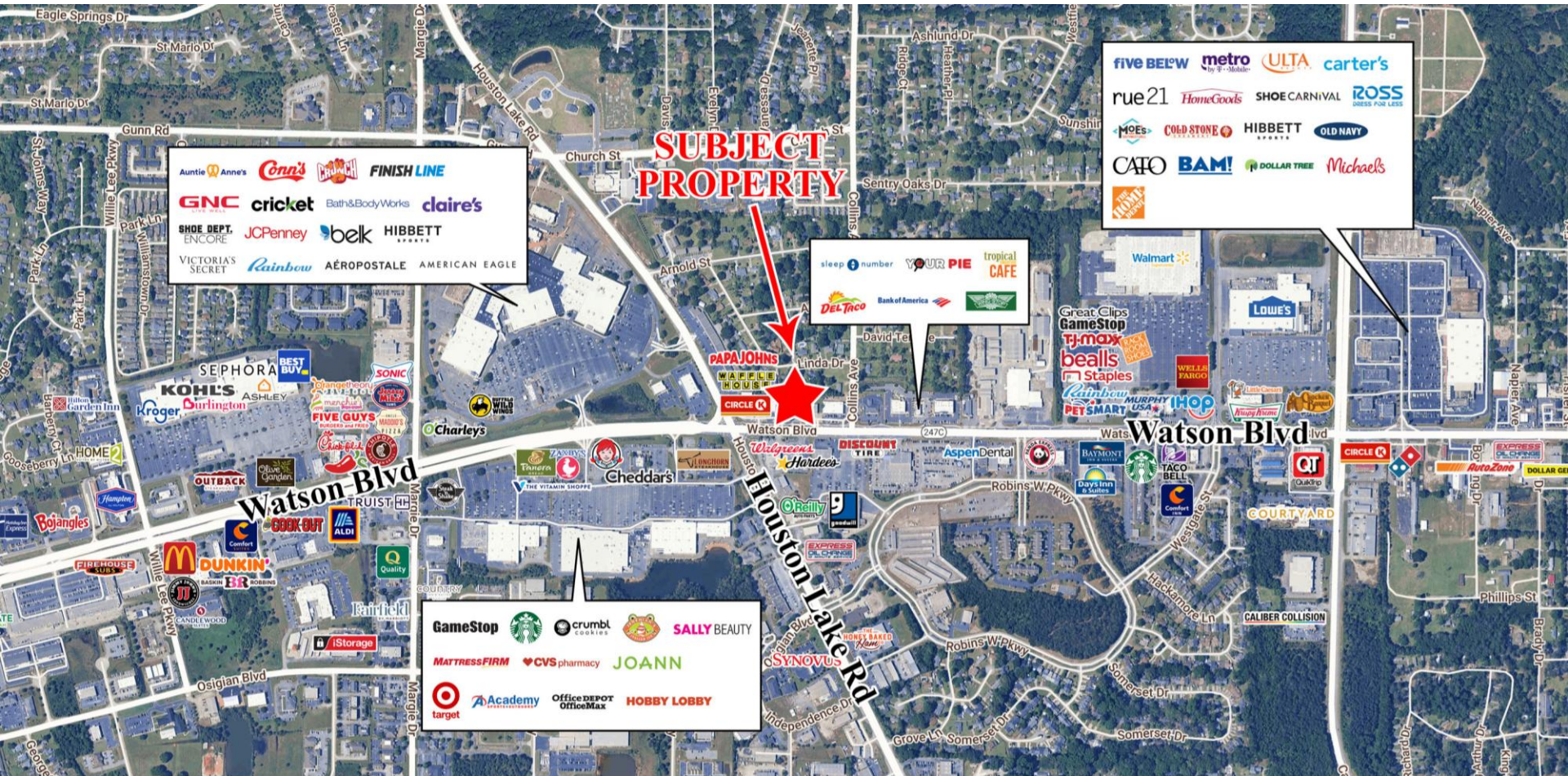
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