

Retail Suites Available!



CONTACT

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

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com

Tommy Ricks III
478-953-2244 Office
478-998-5030 Cell
tommyricks@fickling.com



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

PROPERTY

Houston County Galleria is a 480,808-square-foot regional mall serving the Warner Robins area-one of Georgia's fastest-growing, most economically stable markets. The center sits at a high-visibility intersection along Watson Boulevard, a major retail corridor with over 60,000 vehicles daily and more than 110,000 residents within five miles.

The Galleria is 94% occupied and features over 60 national and regional retailers, including Belk, JCPenney, Crunch Fitness, Big Air Trampoline Park, Bath & Body Works, Victoria's Secret, Finish Line, and Galleria 15 Cinema. Recent redevelopment of the former Sears box and a new 156-unit luxury multifamily project on site further strengthen the property's long-term appeal.

Positioned in a thriving trade area anchored by Robins Air Force Base and the Museum of Aviation, Houston County Galleria remains the region's premier shopping and entertainment destination.

HIGHLIGHTS

- 480,808± SF Shopping Center
- Convenient to I-75
- Multiple signalized intersections for ingress and egress
- Traffic Counts:
 - Watson Boulevard: 34,700 VPD
 - Houston Lake Road: 29,700 VPD
- All utilities available
- Paved, Ample and shared parking

Demographics 2025	3 Miles	5 Miles	7 Miles
Population	45,542	113,133	141,351
Avg HH Income	\$91,653	\$93,139	\$99,432
Median Age	36.9	35.9	36.3

LEASE PRICE: CONTACT AGENT FOR DETAILS

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LOCATION

The Houston County Galleria sits in one of Middle Georgia's most established and visible retail corridors along Watson Boulevard, drawing steady traffic from Centerville, Warner Robins, and the broader Houston County area. The surrounding community is stable and growing, with strong household incomes, rising home values, and a solid base of families, professionals, and long-term residents. Retail in this part of Houston County benefits from good road connectivity, high daily vehicle counts, and a broad trade area that extends well beyond Houston County. The mall itself is anchored by well-known national retailers and entertainment uses that keep activity flowing throughout the day, and nearby residential growth - including new multifamily and established neighborhoods - provides consistent, year-round consumer demand. Overall, the location offers retailers a dependable, diverse customer base in a market that continues to evolve and attract investment without the oversaturation seen in larger metro areas.



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Houston County Galleria

2922 - 2930 Watson Boulevard
Centerville, GA 31028



Summary

Area Info

Photos

Aerial

Site Plan



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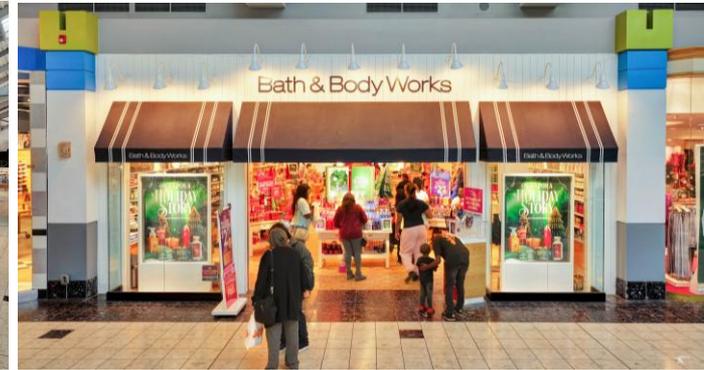
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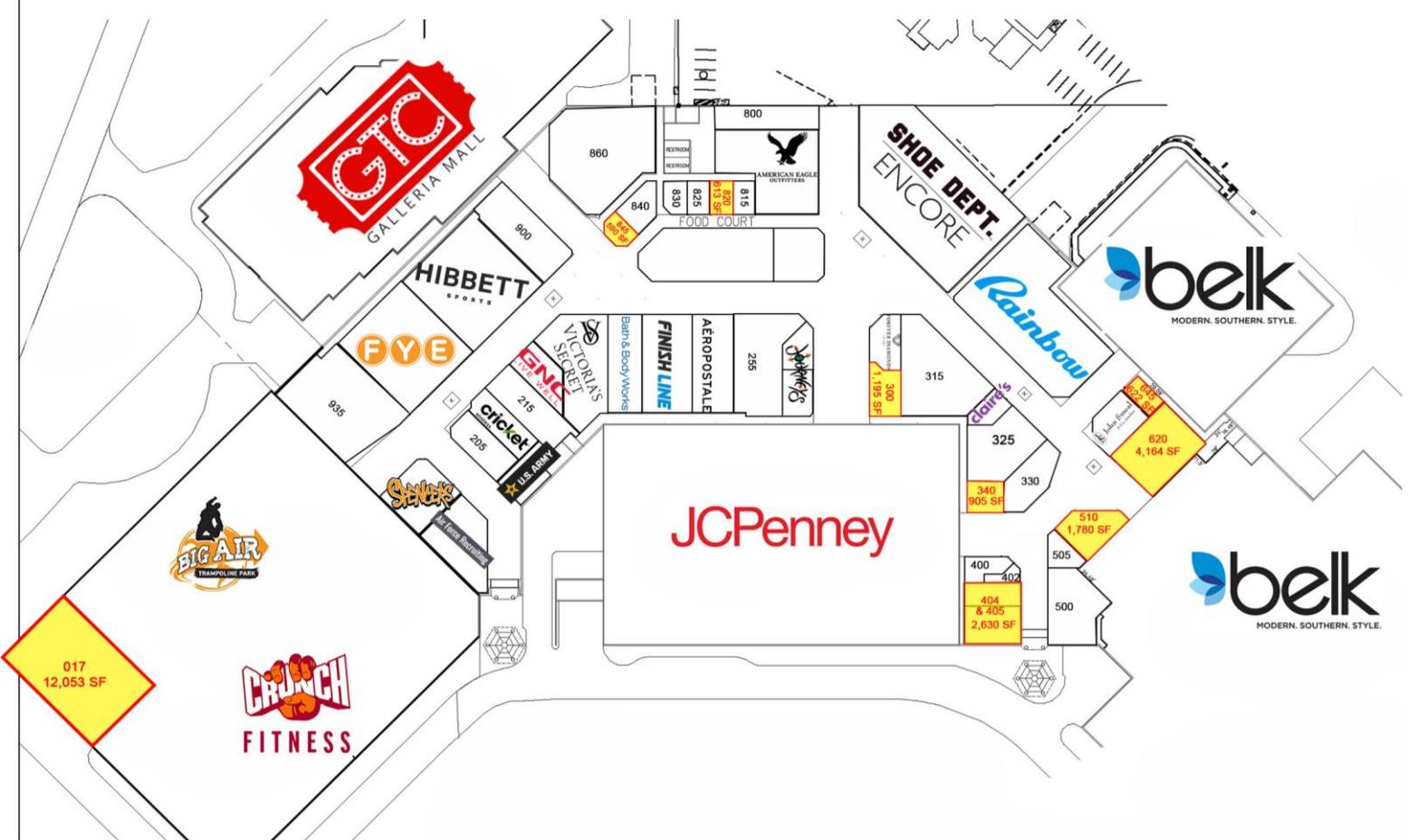
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<u>Tenant</u>	<u>Suite</u>	<u>SF</u>	<u>Tenant</u>	<u>Suite</u>	<u>SF</u>	<u>Tenant</u>	<u>Suite</u>	<u>SF</u>
Crunch Fitness	001	51,712	Aeropostale	250	6,056	John Smeal Co Jeweler	640	1,506
J.C. Penny	002	64,450	Know Style	255	4,460	AVAILABLE	645	622
Belk	003	100,625	Journey's	265	2,087	Rainbow	708	10,355
Belk Men's	004	30,000	AVAILABLE	300	1,195	Shoe Dept. Encore	725	14,823
AVAILABLE	017	12,000	Forever Diamonds	305	1,231	Storage	800	2,031
Big Air Trampoline	020	33,345	New Square	315	5,179	Chen's Wok	815	613
Galleria Cinemas	OP1	52,235	Claire's	323	773	AVAILABLE	820	613
Spencer Gifts	100	2,424	One Stop Shop Shoes	325	3,054	Teriyaki Japan	830	613
U.S. Armed Forces	110	3,179	Top Notch Boutique	330	1,673	American Eagle Outfitters	835	5,780
U.S. Armed Forces	200	1,405	AVAILABLE	340	905	Shell's Seafood	840	1,070
Fix and Style	205	1,728	Fragrance World	400	752	AVAILABLE	845	590
Cricket Wireless	210	1,664	Scent Bar	402	406	International Coffee	850	278
Snapback Nation	215	2,523	AVAILABLE	404	2,630	Dzign	860	4,080
GNC Live Well	220	1,575	Social Lounge and Bar	500	3,015	Authentiks	900	3,535
Victoria's Secret	230	4,583	Two Guyz	505	662	Hibbett Sports	910	8,045
Bath& Body Works	235	2,658	AVAILABLE	510	1,780	FYE	930	7,242
Finish Line	240	3,987	AVAILABLE	620	4,164	Manhattan	935	6,580

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