

Houston County Galleria High-Traffic Regional Mall Outparcel 2922 - 2930 Watson Boulevard, Centerville, GA 31028



Summary

Area Info

Aerial

Outparcel Available!



CONTACT

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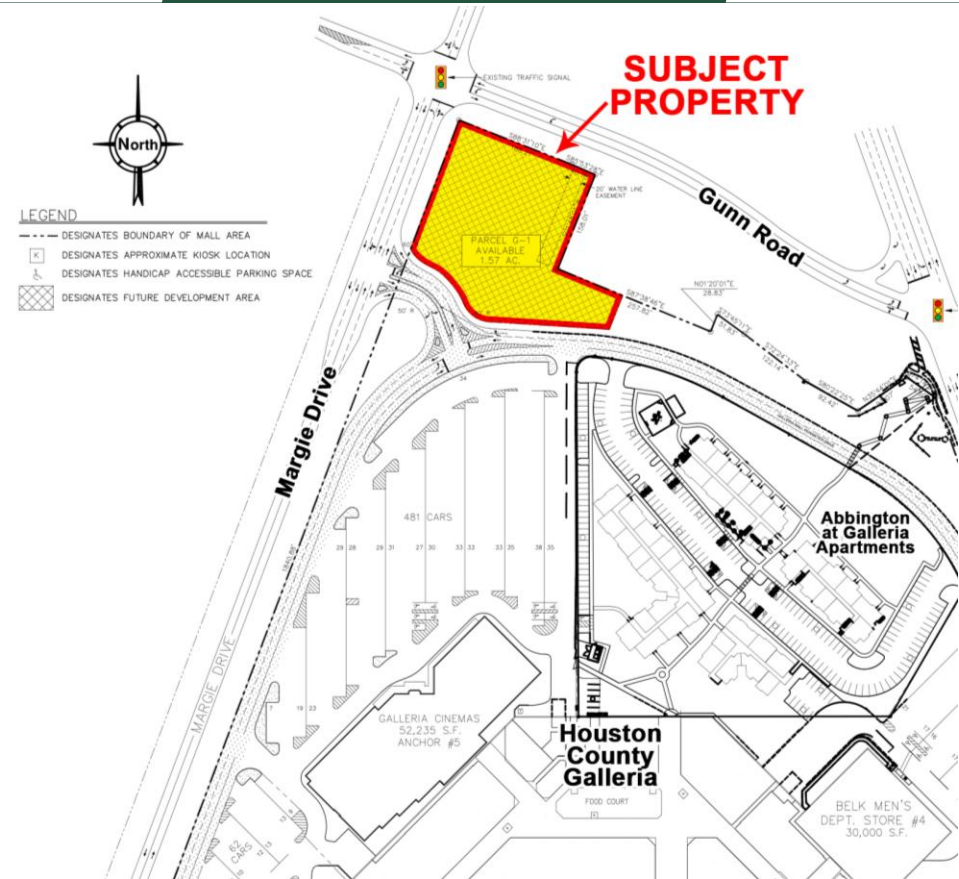
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LOCATION

Outparcel is located at the highly-trafficked signalized intersection of Margie Drive and Gunn Road. Entrance to the Houston County Galleria is located just south of said intersection, with dedicated entry and turn lanes.

Outparcel is 1.57 Acres, and has all utilities available to site. Situated at the northern side of the Galleria property, which includes the Galleria retail shopping mall, Abbington at Galleria apartment complex (156 units), O'Charley's, Buffalo Wild Wings, Ole Times Country Buffet, Verizon Wireless, and Model Beauty Supply. Watson Boulevard provides the southern boundary of the property, providing excellent access to an extensive assortment of retail, restaurant, and entertainment providers, as well as direct access to both I-75 and Highway 247.

Property would be ideal for development as hospitality, office, restaurant, quick serve restaurant, or retail use!



SALE PRICE: CONTACT AGENT FOR DETAILS

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PROPERTY

The outparcel is located at the Houston County Galleria, a 480,808 SF 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

- Outparcel G-1
 - Parcel ID: 0C0200 015000
 - Size: 1.57 AC
- Signalized intersection for ingress and egress
- Traffic Counts:
 - Watson Boulevard: 34,700 VPD
 - Houston Lake Road: 29,700 VPD
 - Margie Drive: 17,120 VPD
 - Gunn Road: 10,620 VPD
 - I-75: 86,400 VPD

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

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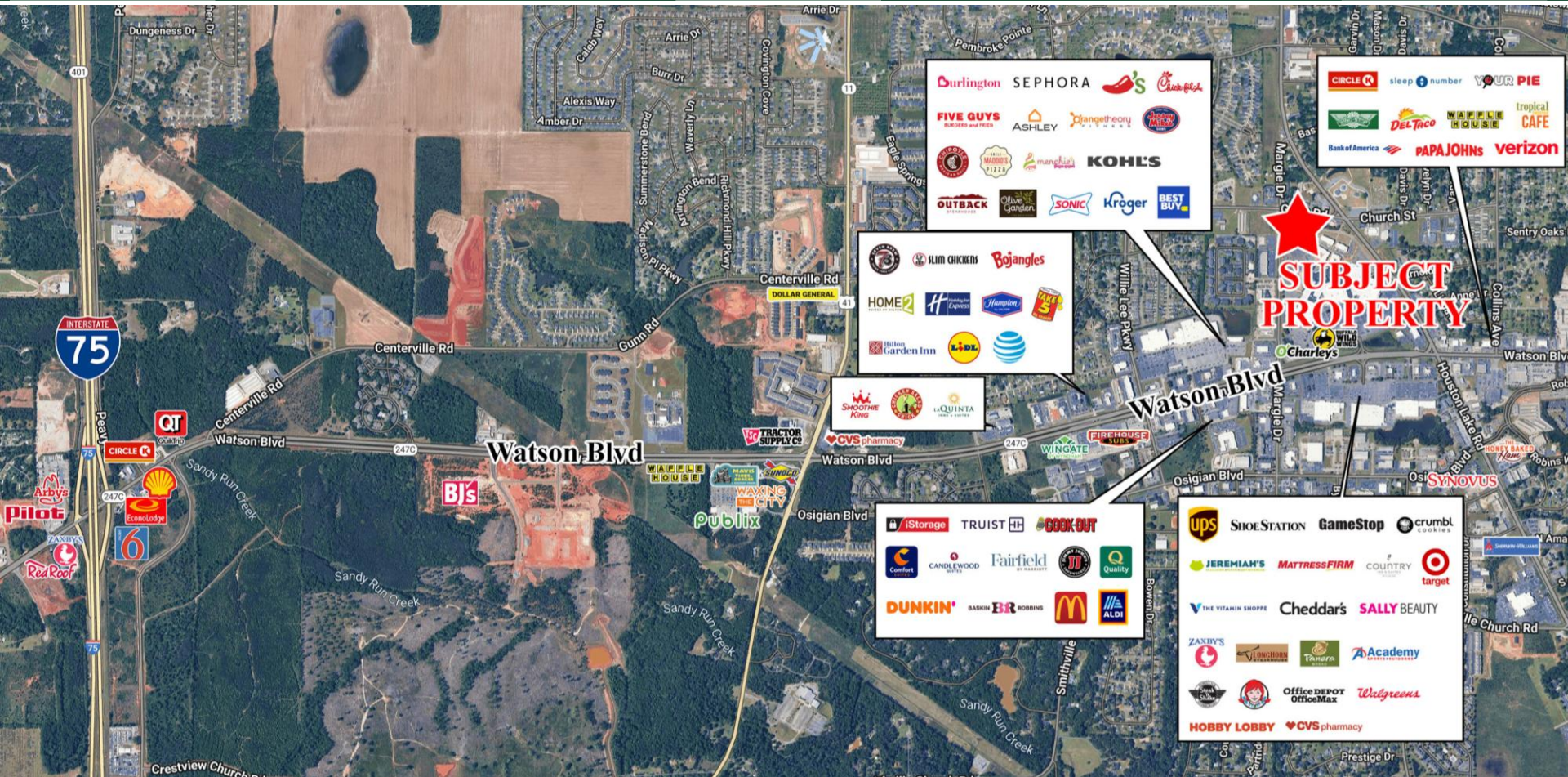


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