

1,200 SF Suite Available
4088 Watson Blvd
Warner Robins, GA 31093



Summary

Area Info

Photos

Aerial

Site Map



1,200 SF Suite Available

LEASE: \$16.25 PSF Base
\$5.34 PSF NNN

CONTACT

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151 S Houston Lake Road, Suite 140
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PROPERTY INFORMATION

BUILDING

Property Address: 4088 Watson Blvd
Warner Robins, GA 31093

County: Houston

Total Size: 10,200 SF

Available: Suite 300: 1,200 SF

Utilities: All

Parking: Paved and ample

Traffic Count: 30,800 VPD – Watson Boulevard

SITE

Site Size: 1.51 Ac

Parcel ID: 0W78D0 263000

Zoning: C-2

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	7,231	40,895	104,241
Avg HH Income	\$98,491	\$102,793	\$103,128
Median Age	36.1	36.7	36.6

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SITE

1,200 SF Suite available in busy retail corridor. Prime opportunity for retailer, quick service restaurant, or office to establish a presence within a high traffic location. Property has excellent access, features a median cut and deceleration lanes, enabling easy ingress/egress from both directions of Watson Blvd.

LOCATION

Located on the intersection of Watson Boulevard and Tom Capman Boulevard at median cut. Neighbors include Chicken Salad Chick, Smoothie King, Seven Brew, Take 5 Oil Change, Firehouse Subs, Aldi, Kroger, Target, Hobby Lobby, the Galleria Mall, Emory Hospital Warner Robins, and many others.

HIGHLIGHTS

- 1,200 SF Suite
- Suitable for wide range of retail, office, and service-based commercial use
- Excellent access, features a median cut and deceleration lanes
- Located in major retail corridor
- Shared parking with a strong ratio of 6.5/1,000 SF
- High traffic count with 30,800 vehicles per day on Watson Boulevard
- Convenient access to I-75 and Hwy 41

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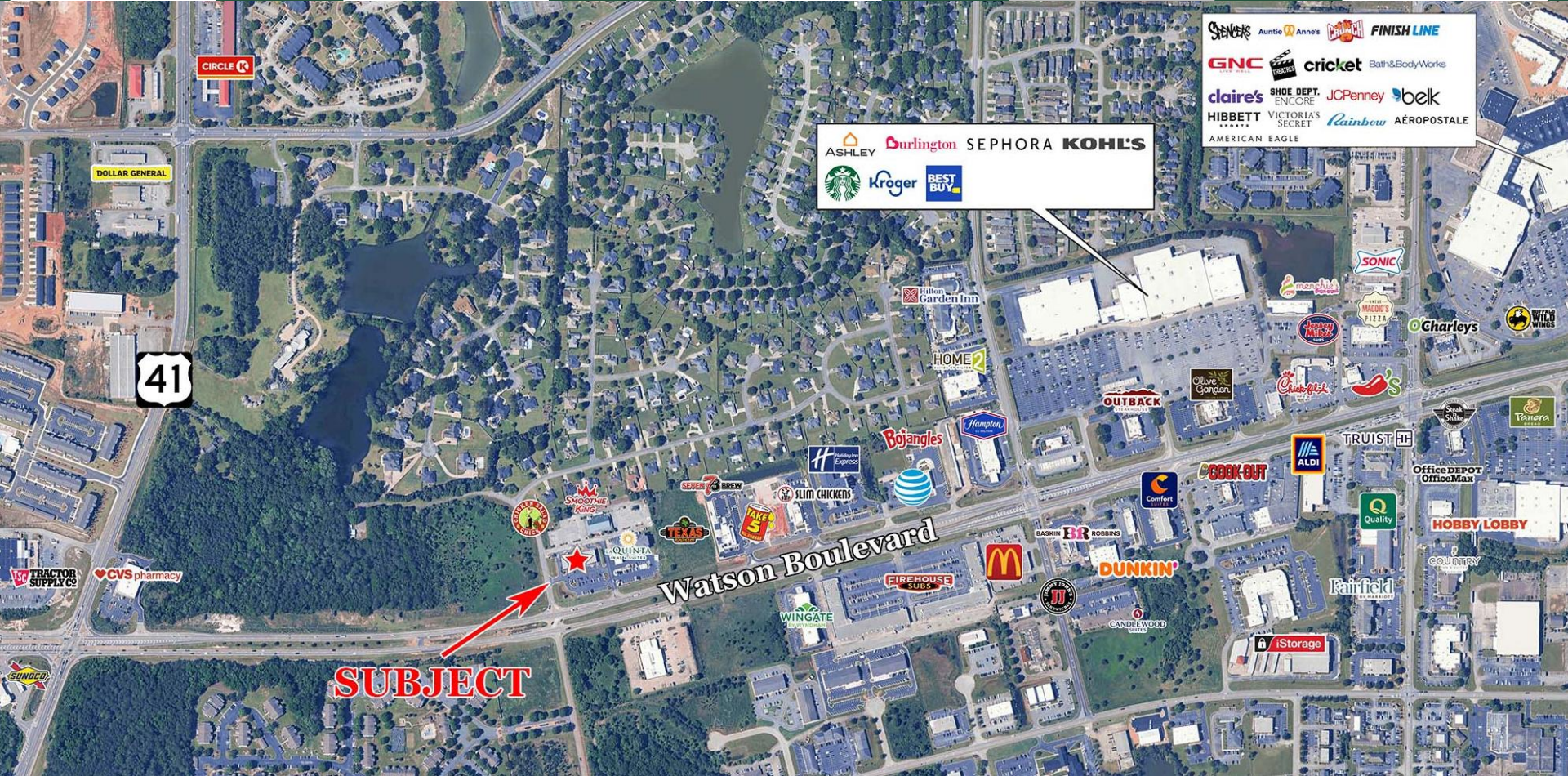
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SUBJECT

Watson Boulevard

**Biolife
Plasma Services**

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