

RETAIL/OFFICE SPACE
3035 Watson Blvd
Warner Robins, Georgia

Magnolia Plaza Shopping Center



Size: 48,325 Sq Ft

Space Available: Phase I - 3,360 SF, 3,850 SF, and 14,655 SF (Can be divided)
Can be divided - See site plan

Phase II - 10,780 sf (Can be divided)
Now available for office use.

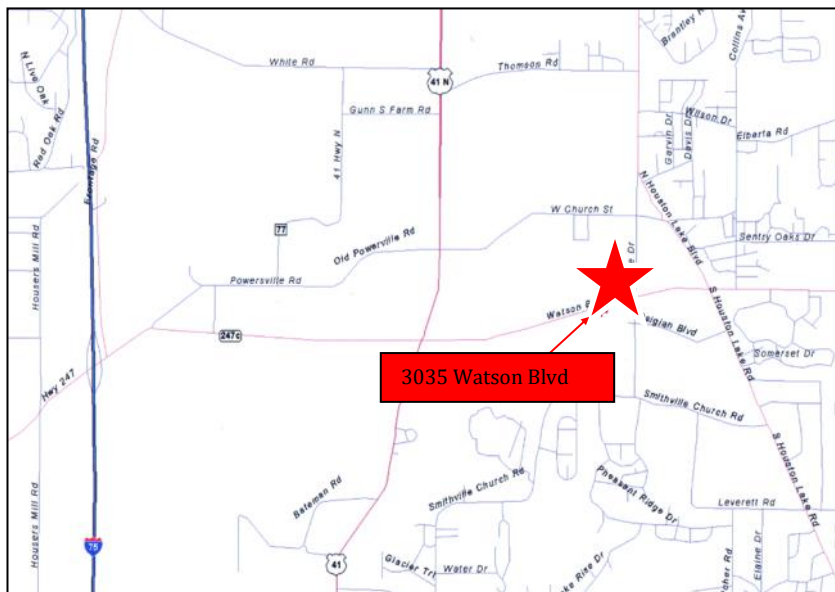
Traffic Count: 27,300 cars per day

Price: \$13.50 psf plus
\$2.00 psf CAM, Tax & Ins.

Demographics

5 mile radius 2020 Population 106,938
2020 Average HHI \$73,985

Location: Property is conveniently located on Watson Blvd with direct access to Interstate 75.



**FOR MORE
INFORMATION
CONTACT**

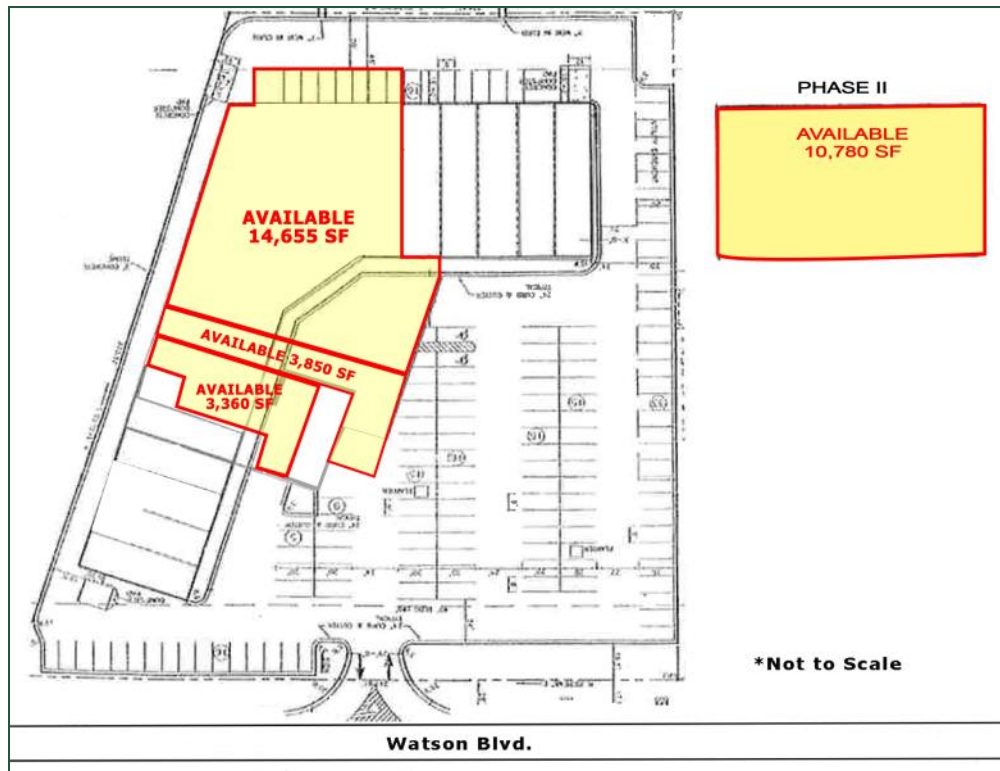
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