

RETAIL/OFFICE SPACE
3035 Watson Blvd
Warner Robins, GA 31093



Summary

Area Info

Aerial

Site Plan



CONTACT

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478.746.9421 Office

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PROPERTY INFORMATION

PROPERTY

Property Address: 3035 Watson Blvd
 Warner Robins, GA 31093

County: Houston

Available: PHASE I
 1,640 SF
 3,360 SF
 4,800 SF (former Restaurant)
 14,655 SF (Can be divided)

Utilities: All Utilities Available

Traffic Counts: Watson Blvd: 26,499 VPD

SITE

Building Size: 48,325 SF

Parcel ID: 0W78D0 169000

LEASE PRICE: \$13.50/PSF plus \$2.00/PSF CAM, Tax & Ins.

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	46,586	112,078	187,562
Avg HH Income	\$94,361	\$96,103	\$104,550
Median Age	36.8	36.2	36.7

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PROPERTY INFORMATION

LOCATION

Property is conveniently located in the main retail corridor of Watson Boulevard with direct access to Interstate 75.

NEIGHBORS

Walmart, Lowe's, Home Depot, Galleria Mall, Warner Robins Building Supply, Five Star Chrysler Dodge Jeep RAM, and many other retail and restaurant locations.



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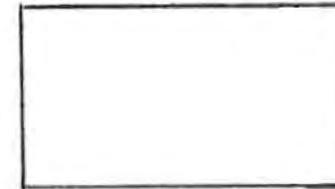
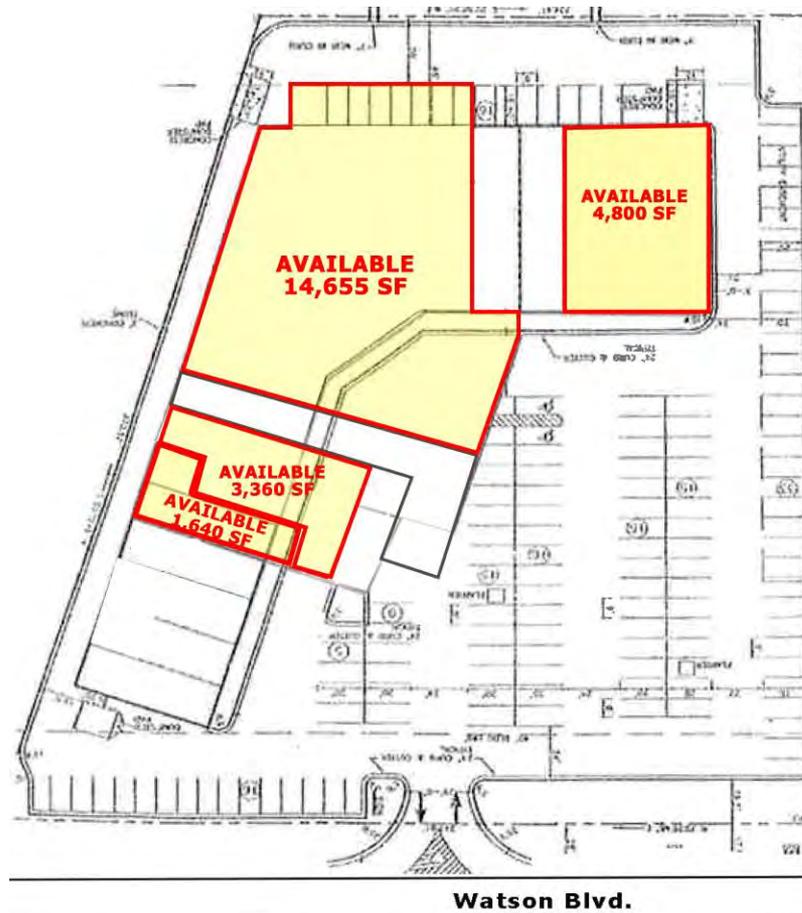


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*Not to Scale

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