

# Retail Spaces For Lease

4025 – 4027 Watson Boulevard  
Warner Robins, GA 31093



Summary

Area Info

Photos

Aerial

Site Map

## Galleria Square



## Galleria Suites



**LEASE RATE: \$14.00/PSF**  
**\$2.59/PSF CAM, Taxes, and Insurance**

### CONTACT

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 4025-4027 Watson Boulevard  
Warner Robins, GA 31093

**County:** Houston

**Total Size:** 82,827 SF

**Available:**

- Galleria Square:**
  - Suite 180 – 7,822 SF**
  - Suite 200 – 2,100 SF**
- Galleria Suites:**
  - Suite 110 – 2,400 SF**
  - Suite 200 & 210 – 3,500 SF**

**Parking:** Ample shared parking

**Traffic Count:** Watson Boulevard – 39,975 VPD

### SITE

**Site Size:** 3.26 Acres

**Parcel ID:** 0W78D0 172000

**Zoning:** C-2

**LEASE RATE: \$14.00/PSF**  
**\$2.59/PSF CAM, Taxes, and Insurance**

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	5,539	43,641	110,031
Avg HH Income	\$84,580	\$94,759	\$97,990
Median Age	38.8	36.5	36.0

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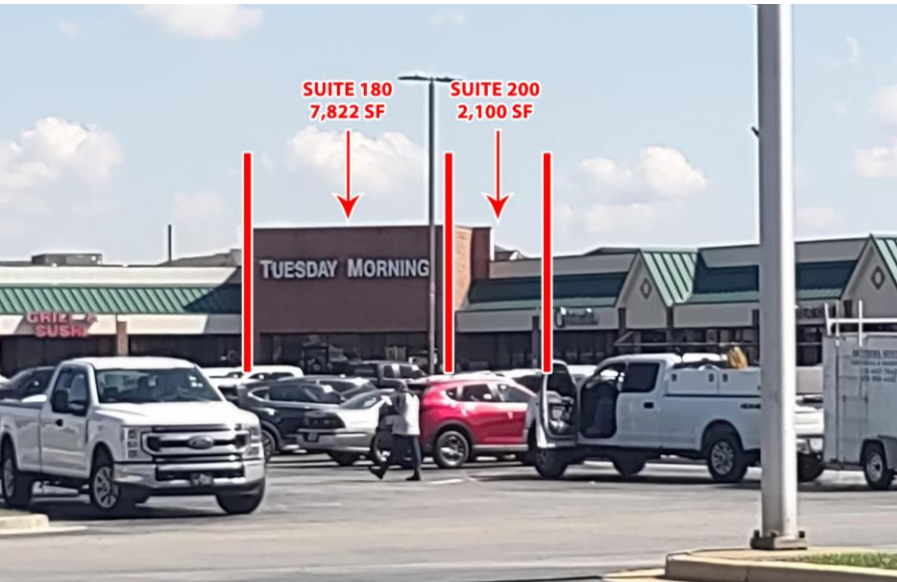
Aerial

Site Map

## PROPERTY INFORMATION

### NOTES

Multiple inline suites available for lease. Spaces would be ideal for offices, retail, or restaurant. Center offers a great tenant mix and high visibility.



### LOCATION

Property is located on Watson Boulevard the highly trafficked retail corridor in Warner Robins. Surrounding neighbors include big box retailers such as Kroger, Aldi, Best Buy and Target. Other neighbors include Galleria Mall, Burlington, Kohl's, Hobby Lobby, Academy Sports, McDonald's, Outback, Olive Garden, Chick-fil-A, Jim N' Nick's BBQ, Holiday Inn Express, Wingate by Wyndham, Bio Life Plasma, Gentiva Hospice, and many more retailers, restaurants, hotels and professional offices.

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## SUITE 180 PHOTOS



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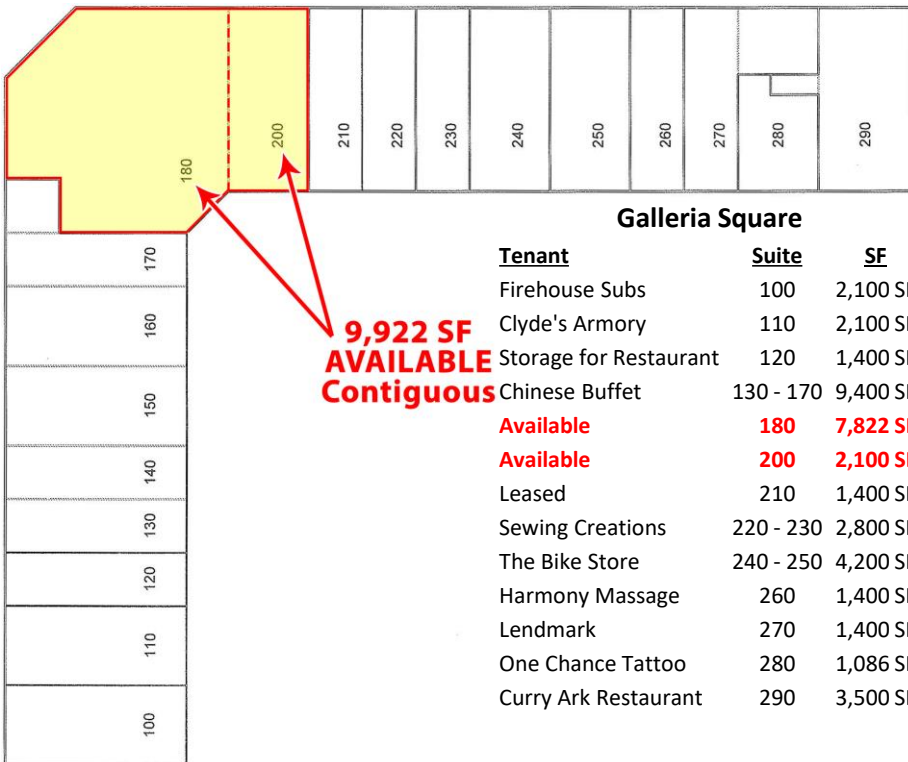
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**GALLERIA SQUARE**

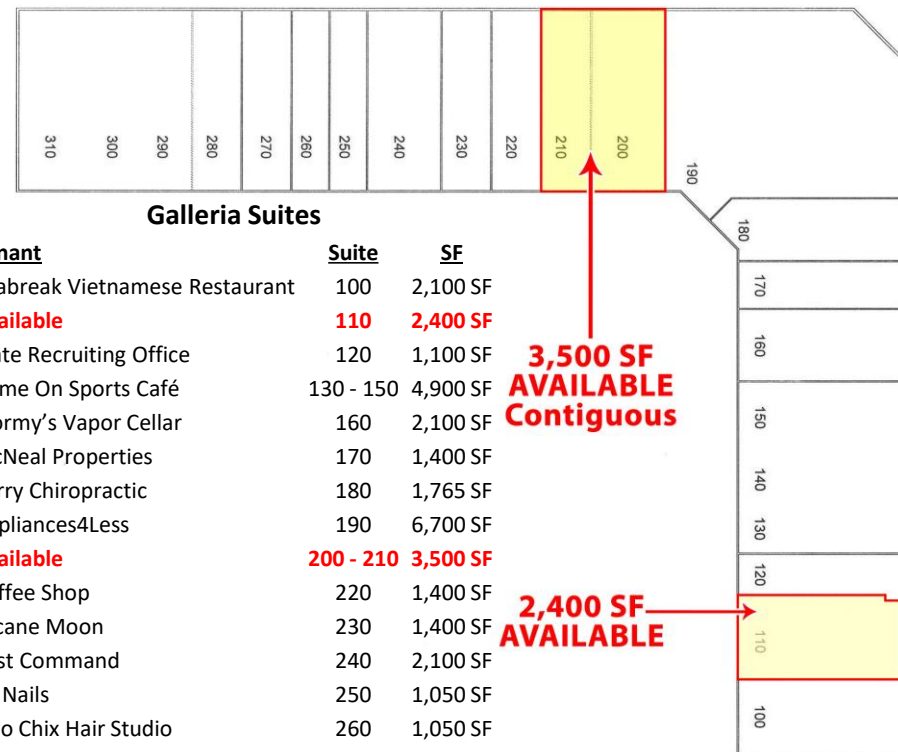


**9,922 SF  
AVAILABLE  
Contiguous**

**Galleria Square**

<u>Tenant</u>	<u>Suite</u>	<u>SF</u>
Firehouse Subs	100	2,100 SF
Clyde's Armory	110	2,100 SF
Storage for Restaurant	120	1,400 SF
Chinese Buffet	130 - 170	9,400 SF
<b>Available</b>	<b>180</b>	<b>7,822 SF</b>
<b>Available</b>	<b>200</b>	<b>2,100 SF</b>
Leased	210	1,400 SF
Sewing Creations	220 - 230	2,800 SF
The Bike Store	240 - 250	4,200 SF
Harmony Massage	260	1,400 SF
Lendmark	270	1,400 SF
One Chance Tattoo	280	1,086 SF
Curry Ark Restaurant	290	3,500 SF

**GALLERIA SUITES**



**3,500 SF  
AVAILABLE  
Contiguous**

**2,400 SF  
AVAILABLE**

**Galleria Suites**

<u>Tenant</u>	<u>Suite</u>	<u>SF</u>
Teabreak Vietnamese Restaurant	100	2,100 SF
<b>Available</b>	<b>110</b>	<b>2,400 SF</b>
State Recruiting Office	120	1,100 SF
Game On Sports Café	130 - 150	4,900 SF
Stormy's Vapor Cellar	160	2,100 SF
McNeal Properties	170	1,400 SF
Perry Chiropractic	180	1,765 SF
Appliances4Less	190	6,700 SF
<b>Available</b>	<b>200 - 210</b>	<b>3,500 SF</b>
Coffee Shop	220	1,400 SF
Arcane Moon	230	1,400 SF
First Command	240	2,100 SF
CK Nails	250	1,050 SF
Two Chix Hair Studio	260	1,050 SF
Springfield Financial	270	1,400 SF
The Party Store	280 - 310	6,650 SF

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