

Retail Spaces For Lease

4025 - 4027 Watson Blvd.

Warner Robins, GA 31093

Galleria Square



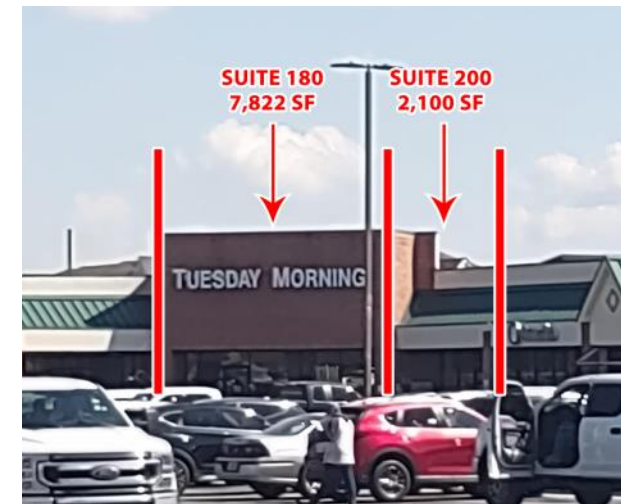
Galleria Suites



2023 Demographics	1 mile	3 mile	5 mile
Population	5,530	44,053	109,966
Median Age	36.3	35.2	35.1
Avg. HHI	\$72,308	\$83,483	\$90,245

PROPERTY HIGHLIGHTS

- Building Size:** 82,827 SF
- Galleria Square:** Suite 180 - 7,822 SF
Suite 200 - 2,100 SF
- Galleria Suites:** Suite 200 & 210 - 3,500 SF
- Traffic:** 39,975 VPD on Watson Boulevard



Lease Price: \$14.00/PSF

\$2.59/PSF CAM, Taxes & Insurance

**FOR MORE
INFORMATION
CONTACT**

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151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

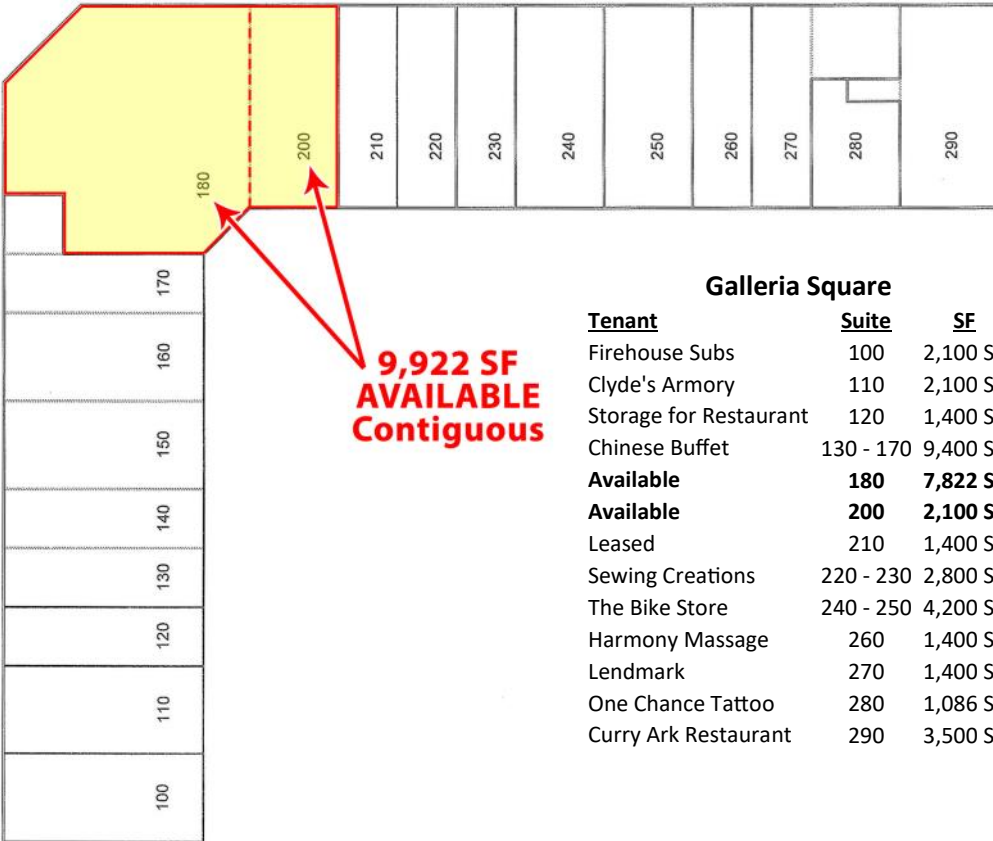
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GALLERIA SQUARE

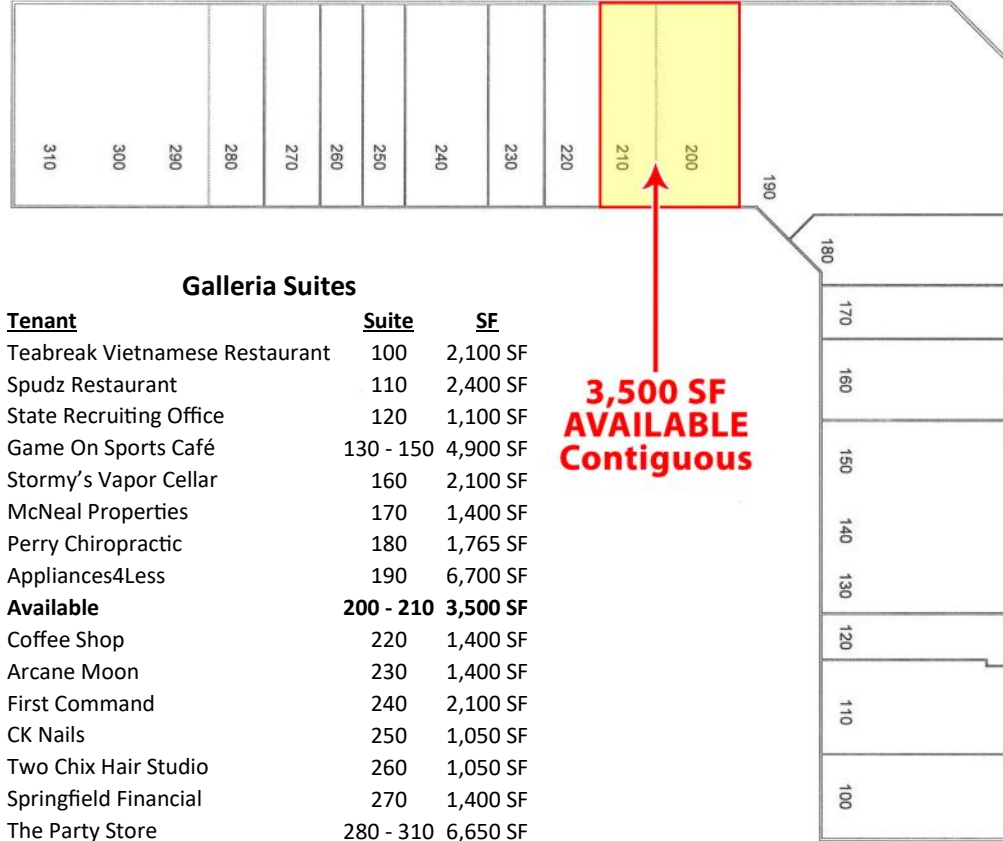


**9,922 SF
AVAILABLE
Contiguous**

Galleria Square

Tenant	Suite	SF
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
Available	180	7,822 SF
Available	200	2,100 SF
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**

Galleria Suites

Tenant	Suite	SF
Teabreak Vietnamese Restaurant	100	2,100 SF
Spudz Restaurant	110	2,400 SF
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
Available	200 - 210	3,500 SF
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

Watson Boulevard

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PHOTOS - Suite 180



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