

# 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: \$16.00/SF**  
**\$2.59/SF 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 Suites:**  
**Suite 200 & 210 – 3,500 SF**

**Galleria Square:**  
**Suite 210 – 1,400 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: \$16.00/SF**  
**\$2.59/SF 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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### 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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## CENTER PHOTOS



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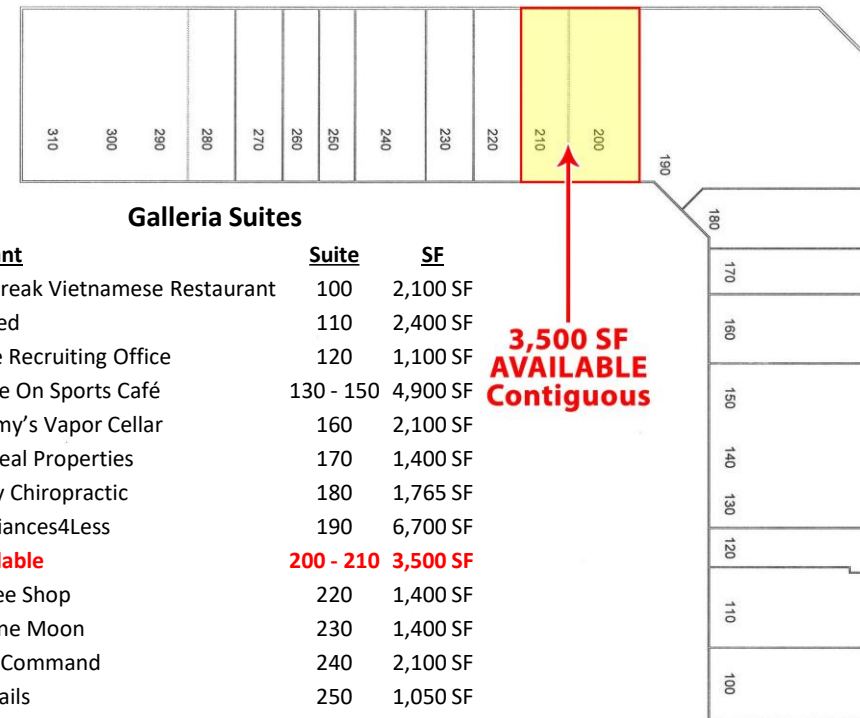
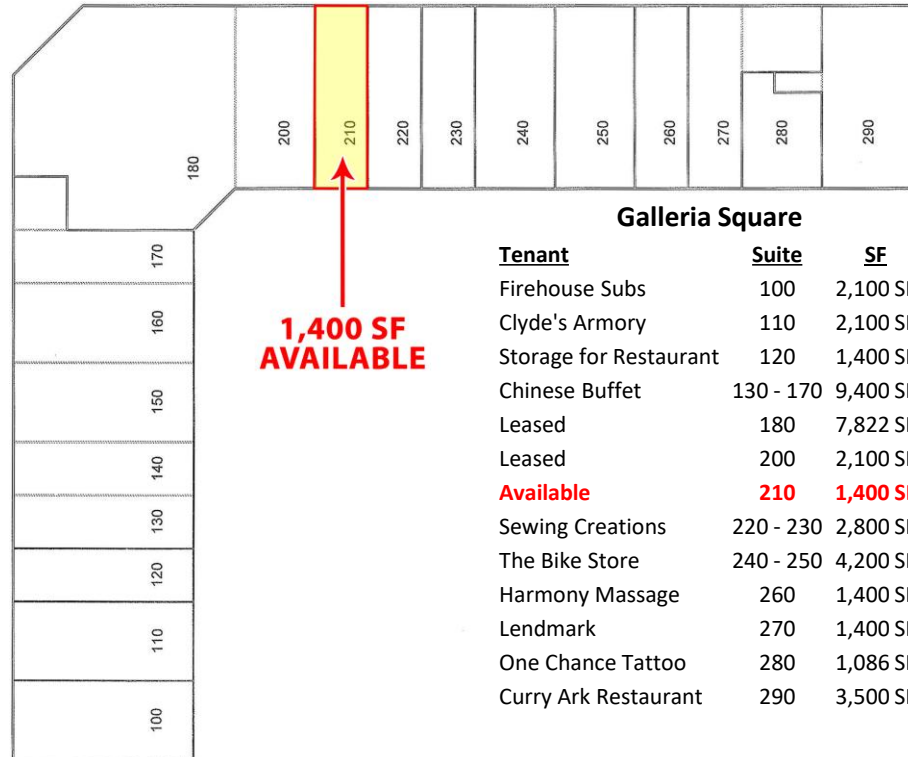
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**GALLERIA SQUARE**

**GALLERIA SUITES**



**Galleria Square**

**Galleria Suites**

| <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        |
| Leased                 | 180          | 7,822 SF        |
| Leased                 | 200          | 2,100 SF        |
| <b>Available</b>       | <b>210</b>   | <b>1,400 SF</b> |
| 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        |

| <u>Tenant</u>                  | <u>Suite</u>     | <u>SF</u>       |
|--------------------------------|------------------|-----------------|
| Teabreak Vietnamese Restaurant | 100              | 2,100 SF        |
| Leased                         | 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        |
| <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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