

Retail Spaces For Lease

4025 – 4027 Watson Boulevard
Warner Robins, GA 31093



Summary

Area Info

Aerial

Site Map

Galleria Square



Galleria Suites



LEASE RATE: \$16.00/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 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: \$16.00/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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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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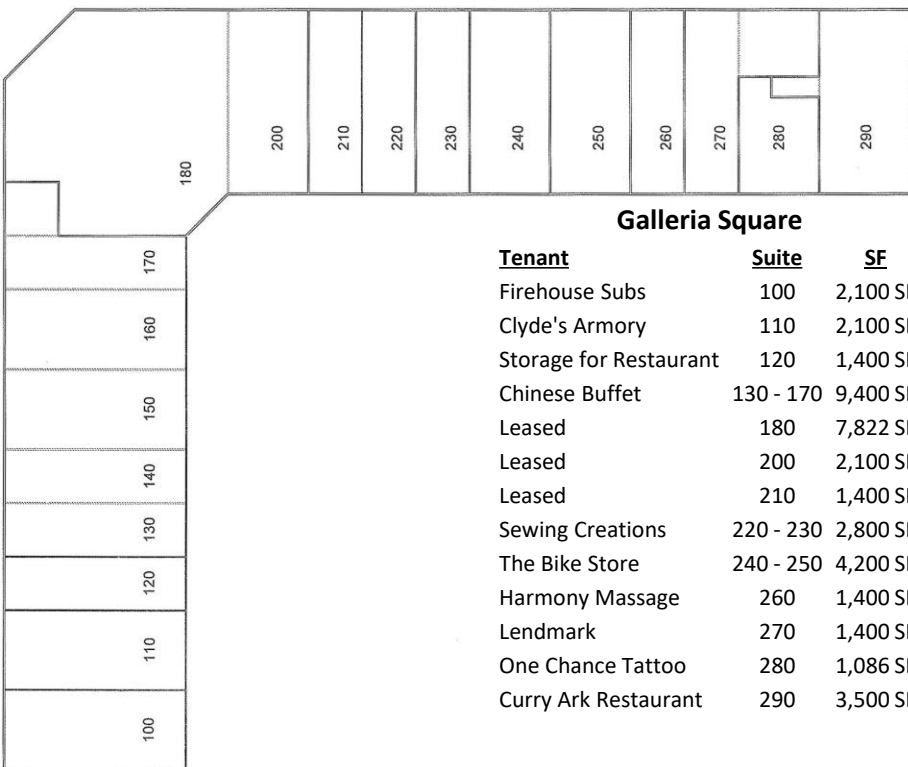
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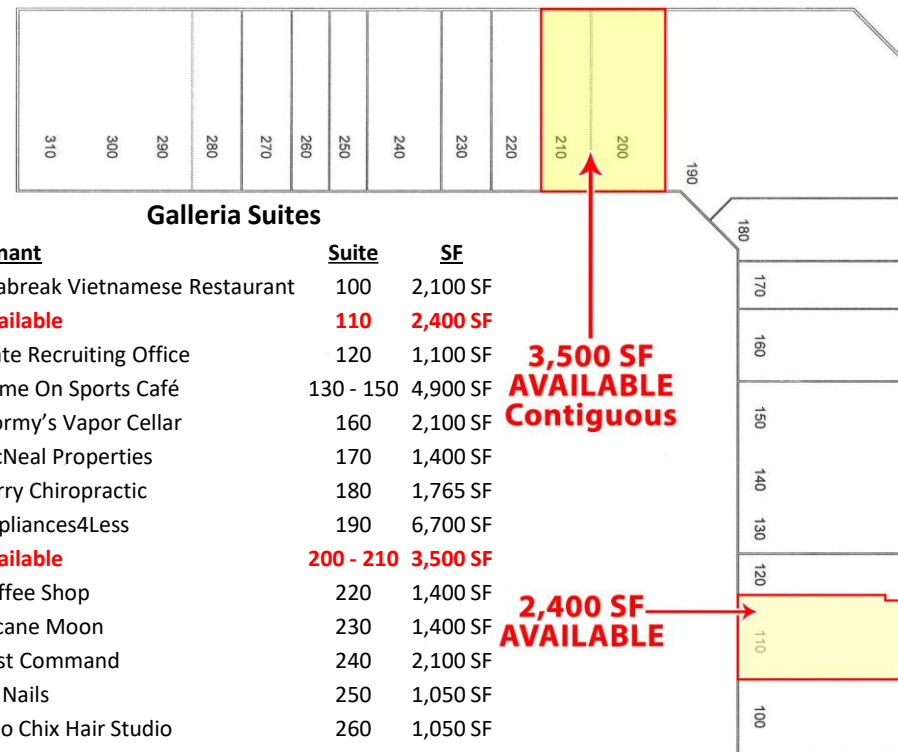
GALLERIA SQUARE



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
Leased	180	7,822 SF
Leased	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



Galleria Suites

<u>Tenant</u>	<u>Suite</u>	<u>SF</u>
Teabreak Vietnamese Restaurant	100	2,100 SF
Available	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

**3,500 SF
AVAILABLE
Contiguous**

**2,400 SF
AVAILABLE**

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