

Retail Shopping Center
2764 Watson Blvd
Centerville, GA 31028



Size: 10,560 sf, 6 tenant retail shopping center
1,690 sf available for lease

Description: Highly visible small retail strip center. Property fronts busy Watson Blvd with cross-access to signalized intersection.

Pylon Signage: Both sides of the top panel on the pylon goes to the vacant space.

Parking: 64 spaces

Year Built: 2016

Traffic Count: 35,200 Vehicles per day

Location: The property is located in the heart of the retail corridor and less than 5 miles from RAFB. Within minutes from the I-75 interchange. Close proximity to several major shopping centers with national retailers such as Kohl's, HomeGoods, Old Navy, Lowe's, Walmart, TJ Maxx, Best Buy, Home Depot, Bed Bath and Beyond and many others. Numerous restaurants in the immediate area including O'Charley's, Olive Garden, Panda Express, Starbucks, Chipotle, Cheddar's and many more. Convenient to major employment, banking and shopping. Close proximity to Centerville Mall.

Lease Rate: Contact Agent

**FOR MORE
INFORMATION
CONTACT**

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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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Only One Space Available For Lease

Name	Suite	SF
Your Pie	700	2,600
Tropical Smoothie Café	500	1,600
AVAILABLE	400	1,690

Name	Suite	SF
MHC Hearing Center	300	1,380
Wing Stop	200	1,500
Batteries+ Bulbs	100	1,600

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- Only one space available
- 1,690 SF
- Onsite parking
- High traffic count - 35,200 vpd
- Less than 2 miles from Houston County Galleria
- Close proximity to Robins Air Force Base
- Within minutes of over 470,000 sf of Retail and Restaurant Space

2018 DEMOGRAPHICS

	3 Mile	5 Mile	7 Mile
Population	49,852	108,765	134,723
Median Age	35.8	34.9	35.2
Average HH Income	\$69,430	\$68,936	\$72,933

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