

WARNER ROBINS, GA

4040 WATSON BLVD

OUTPARCEL AVAILABLE FOR GROUND LEASE / BUILD TO SUIT (0.76 ACRES)



CROSSROADS MARKETPLACE

Kroger **KOHL'S**
Burlington

BEST BUY Chick-fil-
c Olive Garden **OUTBACK**
STEAKHOUSE

HOUSTON COUNTY GALLERIA

belk JCPenney **GIC**
MOVIES

CRUNCH Garley's BUFFALO WILD WINGS

WARNER ROBINS PLACE

Walmart Supercenter **LOWE'S**

TJ-maxx bealls **OUTLET**

PETSMART IHOP **WELLS FARGO**

RACK ROOM SHOES **Little Caesars**

CITY CROSSING

THE HOME DEPOT **ROSS** **BAM!**
BOOKS • TOYS • TECH • MORE

HomeGoods **ULTA** BEAUTY **OLD NAVY**

Michaels **FIVE BELOW**

SHOECARNIVAL **HIBBETT SPORTS**

DOLLAR TREE **Mop's**
southwest grill!

TEXAS JIM 'N NICK'S
COMMUNITY BAR-B-Q

TAKE 5 SLIM CHICKENS

SEVEN 7 BREW COFFEE SHOP **SITE**

WILLOW LAKE CROSSING

Target **Academy**
SPORTS + OUTDOORS

HOBBY LOBBY
MATTRESS FIRM

Office DEPOT **BOOT BARN**

LONGHORN Cheddar's casual cafe **Wendy's**

Steak 'n Shake **ZAXBY'S** **Panera**
BREAD

TSC TRACTOR SUPPLY CO

SMOOTHIE KING
HOT & COLD SMOOTHIES

CVS pharmacy

WAFFLE HOUSE

Publix
MAVIS
DISCOUNT TIRE

FIREHOUSE
SUBS

McDonald's
DUNKIN'
JJ

ALDI

Watson Blvd

Houston Lake Rd

Carl Vinson Pkwy

EAGLE SPRINGS
ELEMENTARY
719 STUDENTS

12,200 ADT

30,800 ADT

34,700 ADT

29,700 ADT

AT&T

Wendy's

Orangetheory
menchie's

CHIPOTLE
MEXICAN GRILL

Chick-fil-c

SUBWAY
PAPA JOHN'S

DISCOUNT TIRE

Jeep

Goodwill

Hardee's

Walgreens

PANDA EXPRESS

Starbucks

TACO BELL

Domino's

TOYOTA

PROJECT DETAILS

4040 WATSON BLVD • OUTPARCEL AVAILABLE FOR GROUND LEASE / BUILD TO SUIT (0.76 ACRES)

LOT SIZE 0.76 Acres

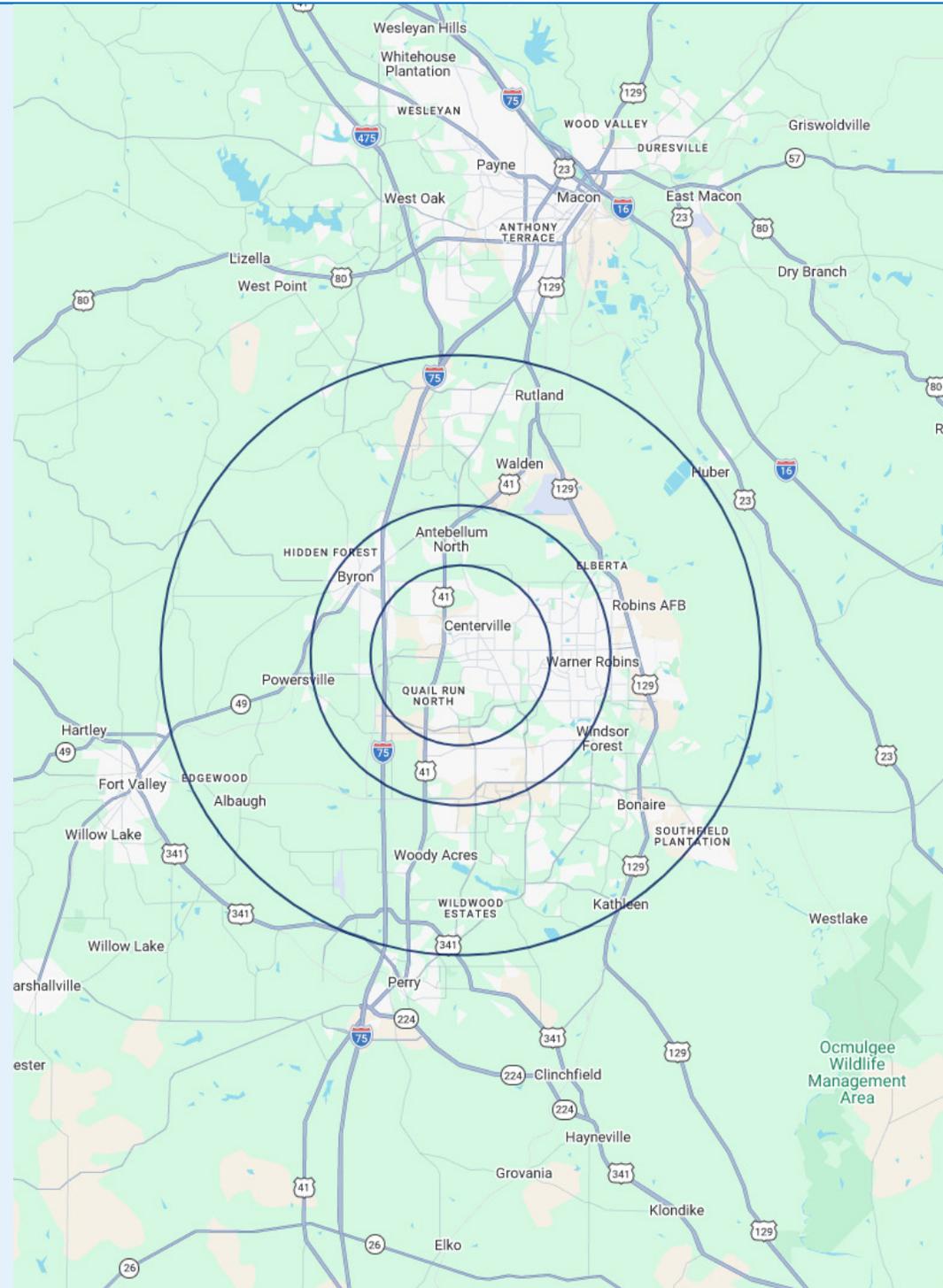
PROPERTY HIGHLIGHTS

- Outparcel available next to new Texas Roadhouse, Jim N Nick's, 7 Brew, Take 5 Oil, Slim Chickens
- 30,800 vehicles per day
- Nearby Retailers include: Kroger, Publix, Target, Walmart, Lowe's, Home Depot, TJ Maxx, Academy Sports, and more
- Nearby Restaurants include: Texas Roadhouse, Jim N Nick's BBQ, Slim Chickens, Chick-Fil-A, Olive Garden, Outback, Chili's, Buffalo Wild Wings, Cracker Barrel, Longhorn, and more

COUNTY Houston

MARKET Warner Robins

	3 MILE	5 MILE	10 MILE
 POPULATION	41,261	107,415	186,827
 AVERAGE HH INCOME	\$96,244	\$97,773	\$104,111
 MEDIAN HH INCOME	\$80,799	\$79,501	\$86,066



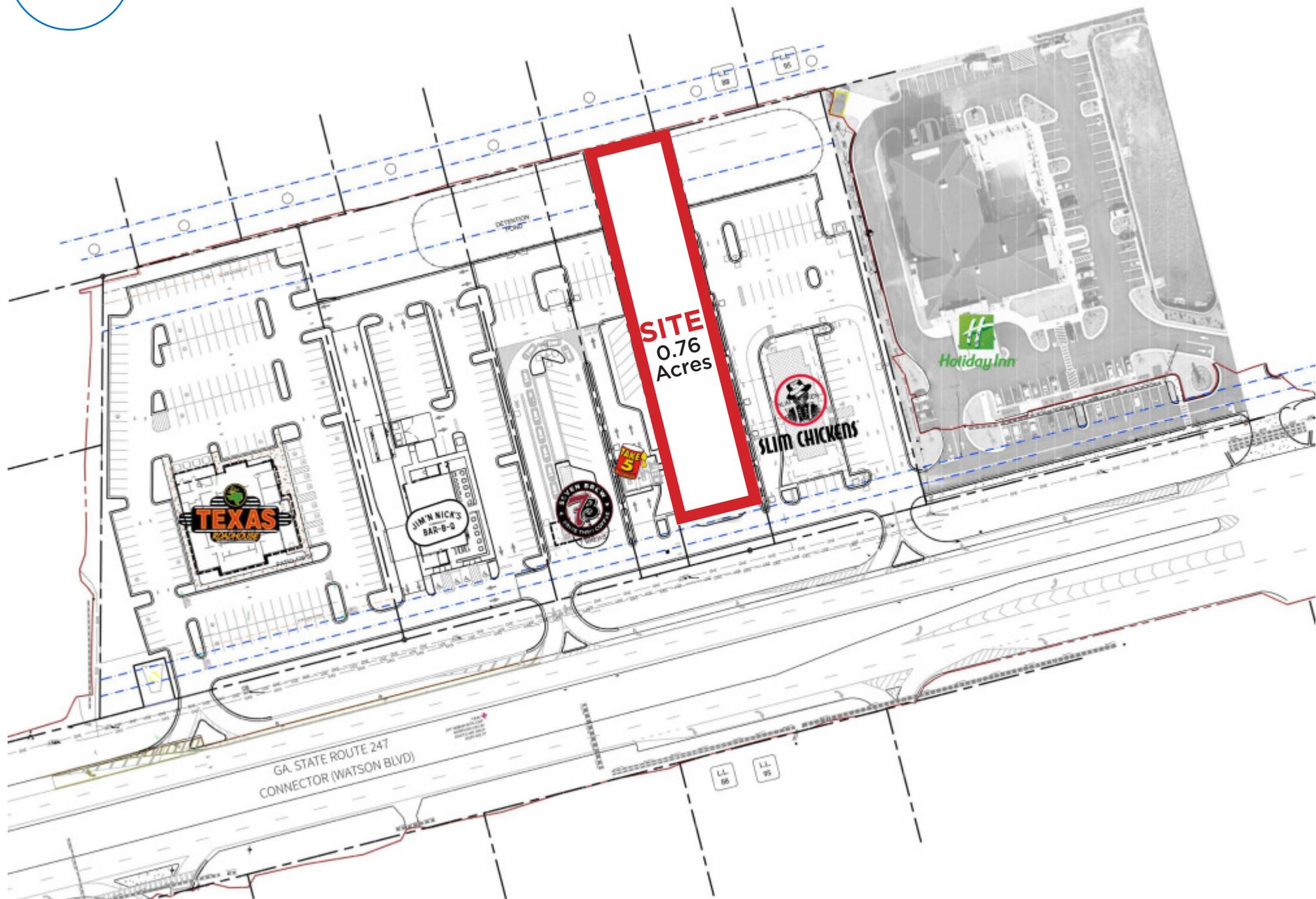
SITE
AERIAL



SITE

Watson Blvd - 30,800 ADT

SITE PLAN



SITE

WARNER ROBINS, GEORGIA

4040 WATSON BLVD

ANDREW SADOWSKY

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SHELLEY JORDAN BELL

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ALBANY

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BOSTON

CHARLOTTE

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

WEST PALM BEACH

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RETAIL ADVISORS