

RETAIL SPACE FOR LEASE; NEW CONSTRUCTION

2062 WATSON BOULEVARD
WARNER ROBINS, GA 31093
HOUSTON COUNTY

± 1,021 SF AVAILABLE

LEASE RATE:
\$16/SF



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PROPERTY INFORMATION

- Suite B: 1,021 SF
- Suite C: 1,046 SF - **Leased**
- In a great location on Watson Boulevard across from At Home and adjacent to Aaron's
- Built in 2024
- Zoned C-2 (Commercial)
- Adequate shared parking
- Landlord Contributions: Landlord will deliver a vanilla box
- Area businesses include Home Depot, Old Navy, HomeGoods, Lowe's, Ross, Walmart, Michaels and more



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TRAFFIC COUNTS & DEMOGRAPHICS

Demographics

1 Mile	3 Miles	5 Miles
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2024 Population:

6,781	62,748	113,641
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2029 Population Estimate:

6,930	64,877	118,434
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2024 Households:

2,905	25,608	44,996
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2029 Households Estimate:

2,998	26,803	47,428
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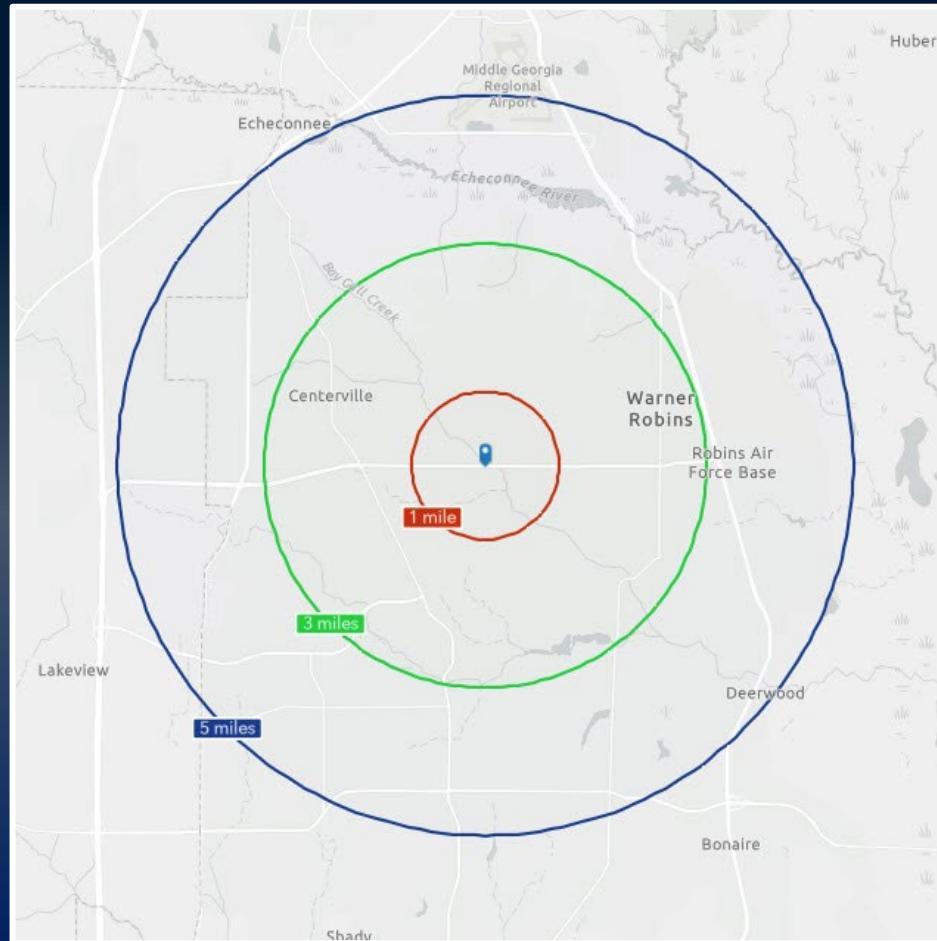
2024 Average HH Income:

\$66,203	\$74,376	\$89,396
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2029 Average HH Income Estimate:

\$77,447	\$87,727	\$105,032
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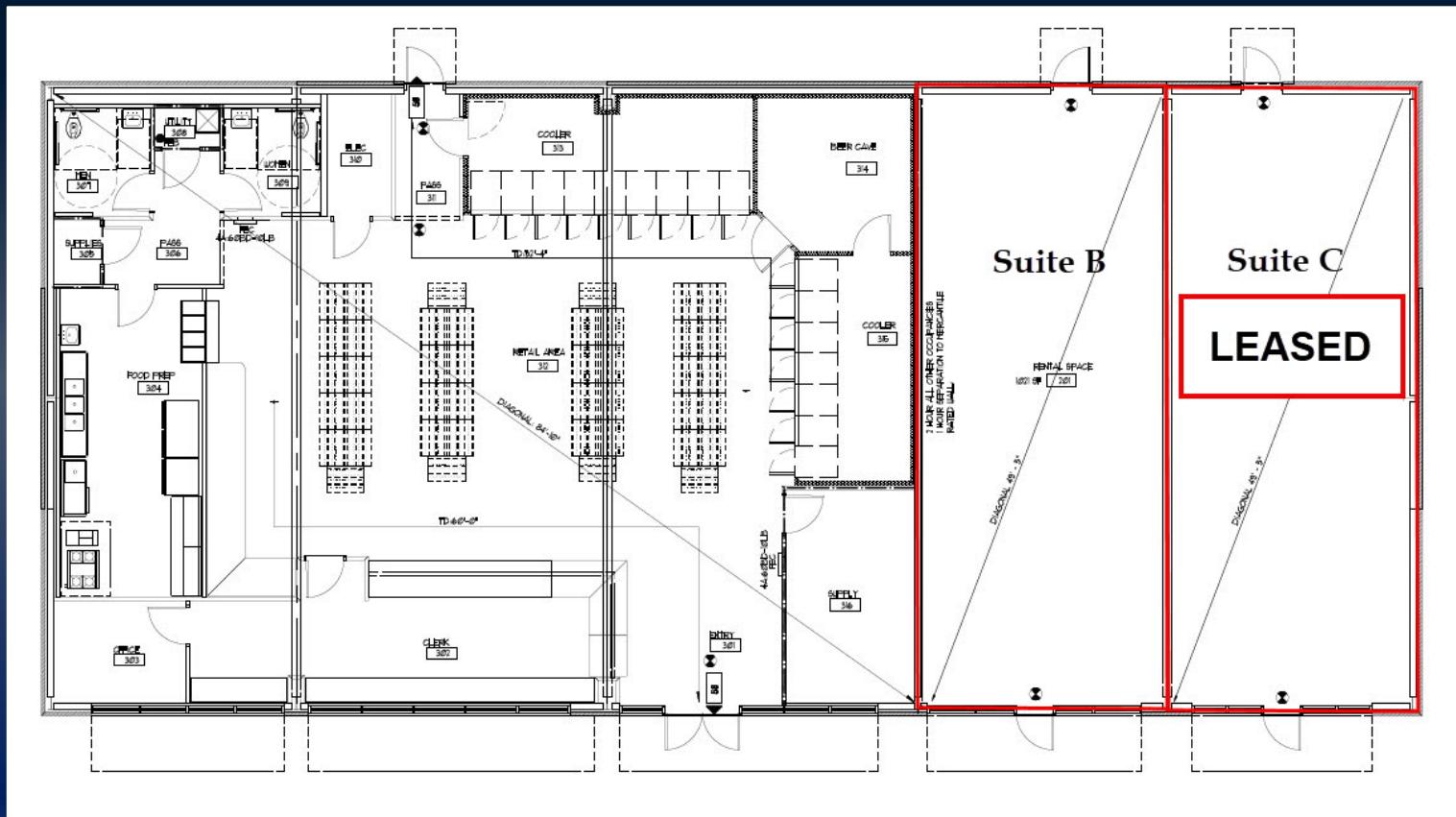
- Traffic Count (GDOT 2021 estimate)
 - Watson Boulevard - 28,700 VPD



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FLOOR PLAN



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AERIAL



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