

SALE

RETAIL / WAREHOUSE



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

1237 WATSON BLVD

WARNER ROBINS, GA 31093

REDUCED SALE PRICE: \$249,000



CLAY MOORE

SALES ASSOCIATE

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Cell: (478) 508-8852

Office: (478) 746-8171

990 Riverside Drive

Macon GA 31201

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OFFERING SUMMARY

Available SF:	3,000± SF Total
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Traffic Count:	~28,000 Vehicles per Day - Watson Blvd.
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Lot Size:	.22 Acres
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Year Built:	1960
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Parking:	Asphalt / Paved
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Zoning:	C-2
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Utilities:	All public utilities service the site.
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PROPERTY OVERVIEW:

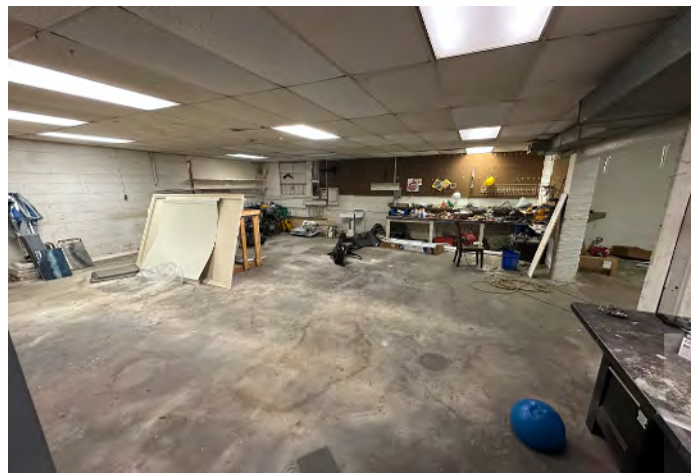
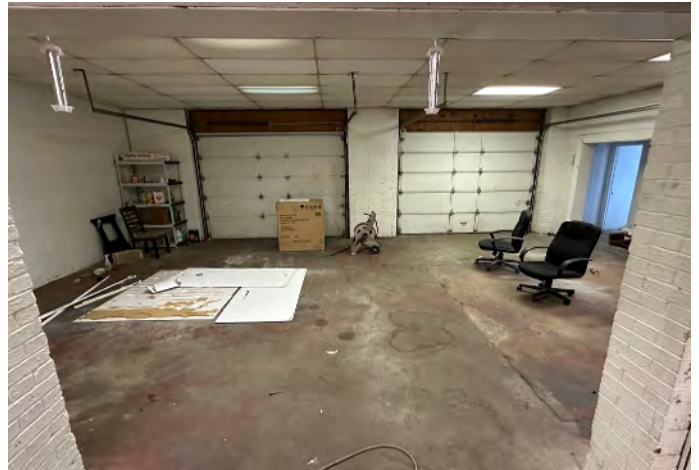
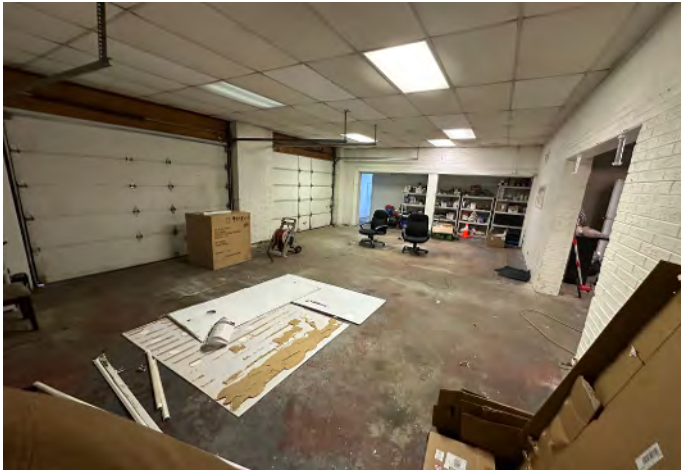
- ±3,000 Total SF
- Frontage on Watson Blvd.
- 2 Roll-up Doors 7' 6" x 10'
- 10' x 13' Office Space
- 2 restrooms
- Drop yard is 60' x 20' of asphalt
- Ceilings - 9' 2" for shop door entrances & 8' 2" for workshop and building remainder
- Roof replaced in 2011
- Parking Spaces - paved for ~10 vehicles
- Neighbors include: Dairy Queen, American Deli, Texaco, Zaxby's, O'Reilly Auto Parts, AutoZone Auto Parts, Pizza Hut, Middle GA State University - Warner Robins Campus, Five Star Chevrolet GMC, Robins Air Force Base, and more!

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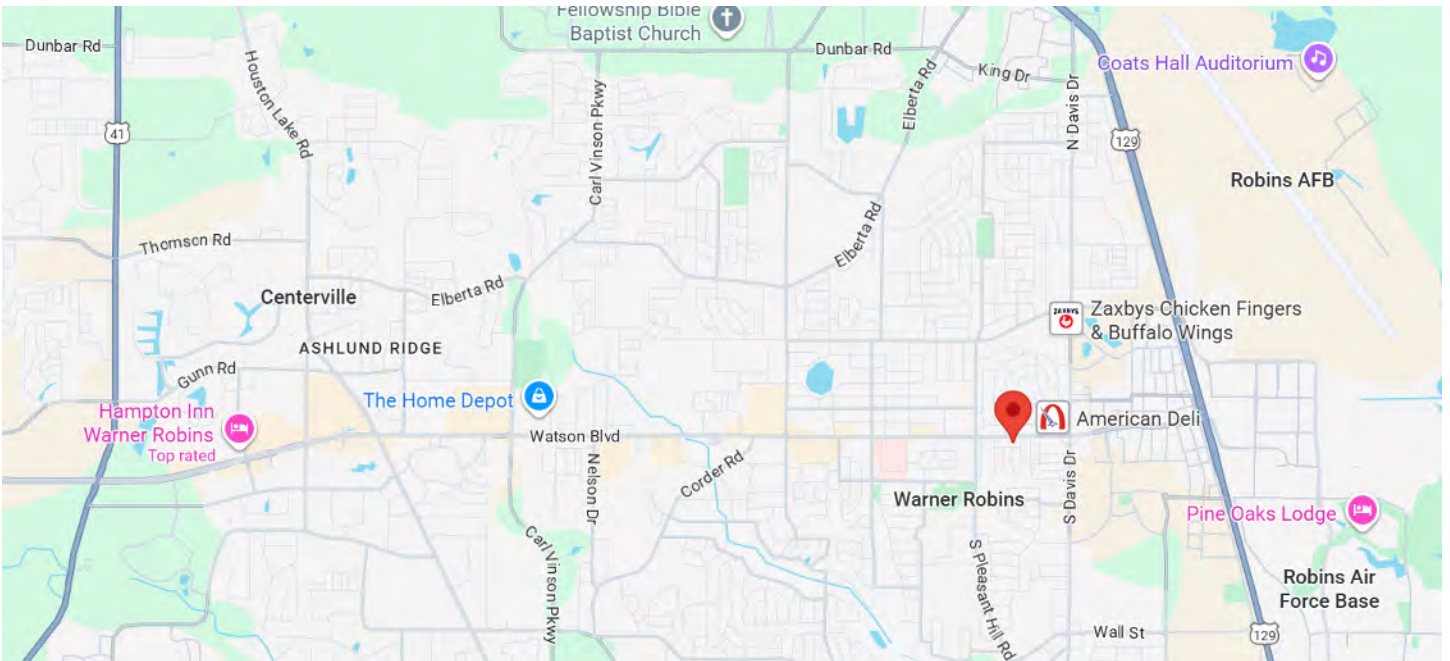


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5 MILE RADIUS

KEY FACTS

90,132

Population



Average
Household Size

37.0

Median Age

\$66,375

Median Household
Income

EDUCATION

7%

No High
School
Diploma



31%

High School
Graduate



34%

Some College



28%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,945

Total Businesses



58,196

Total Employees

EMPLOYMENT



White Collar

61%



Blue Collar

25%



Services

14%

4.6%

Unemployment
Rate

INCOME



\$66,375

Median Household
Income



\$32,723

Per Capita Income



\$115,062

Median Net Worth

2025 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (19.1%)

The smallest group: \$200,000+ (4.0%)

Indicator ▲	Value	Diff	
<\$15,000	10.0%	+1.8%	
\$15,000 - \$24,999	5.9%	+1.1%	
\$25,000 - \$34,999	8.7%	+2.1%	
\$35,000 - \$49,999	12.1%	+1.6%	
\$50,000 - \$74,999	19.1%	+2.1%	
\$75,000 - \$99,999	13.6%	-0.1%	
\$100,000 - \$149,999	18.8%	-3.7%	
\$150,000 - \$199,999	7.9%	-2.4%	

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