

RETAIL/OFFICE SPACE  
3035 Watson Blvd  
Warner Robins, GA 31093



Summary

Area Info

Aerial

Site Plan



**CONTACT**

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<https://commercial.fickling.com>

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## PROPERTY INFORMATION

### PROPERTY

**Property Address:** 3035 Watson Blvd  
Warner Robins, GA 31093

**County:** Houston

**Available:** PHASE I  
1,640 SF  
3,360 SF  
4,800 SF (former Restaurant)  
14,655 SF (Can be divided)

**Utilities:** All Utilities Available

**Traffic Counts:** Watson Blvd: 26,499 VPD

### SITE

**Building Size:** 48,325 SF

**Parcel ID:** 0W78D0 169000

**LEASE PRICE: \$13.50/PSF plus  
\$2.00/PSF CAM, Tax & Ins.**

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	46,586	112,078	187,562
Avg HH Income	\$94,361	\$96,103	\$104,550
Median Age	36.8	36.2	36.7

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## PROPERTY INFORMATION

### LOCATION

Property is conveniently located in the main retail corridor of Watson Boulevard with direct access to Interstate 75.

### NEIGHBORS

Walmart, Lowe's, Home Depot, Galleria Mall, Warner Robins Building Supply, Five Star Chrysler Dodge Jeep RAM, and many other retail and restaurant locations.



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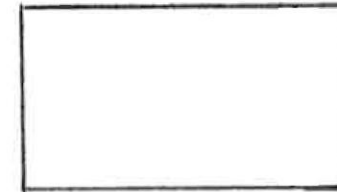
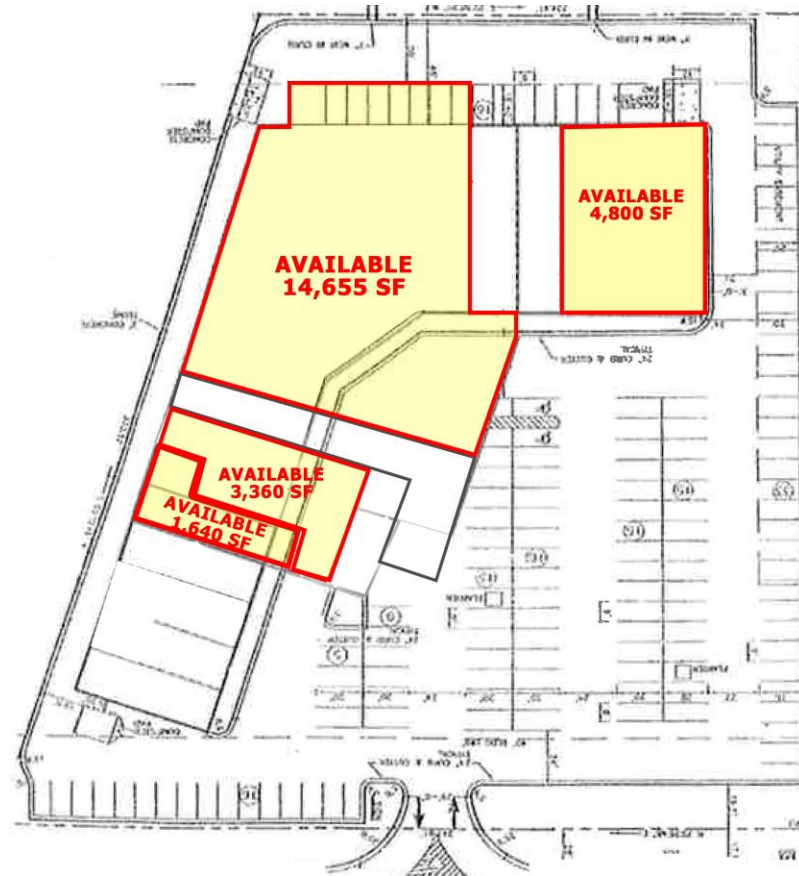


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\*Not to Scale

Watson Blvd.

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