

PUBLIX AT GUNN BATTLE

6015 Watson Blvd. Byron, GA 31008

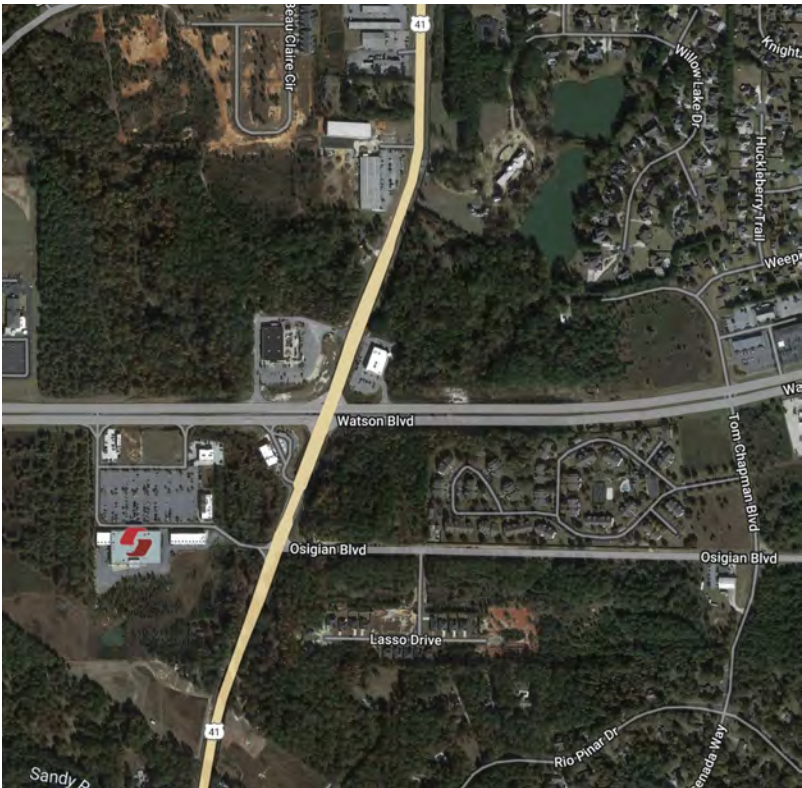


PROPERTY HIGHLIGHTS

- 1,200 SF and 1,400 SF spaces available for lease
- Located 1.5 miles east of I-75 at Watson Blvd. and U.S. Highway 41
- Positioned along Warner Robins' primary retail corridor
- Benefits from strong residential growth and proximity to Robins Air Force Base with 25,500 employees

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Households	14,467	36,427	54,747
Total Population	36,182	92,691	140,618
Average HH Income	\$91,136	\$93,723	\$90,986



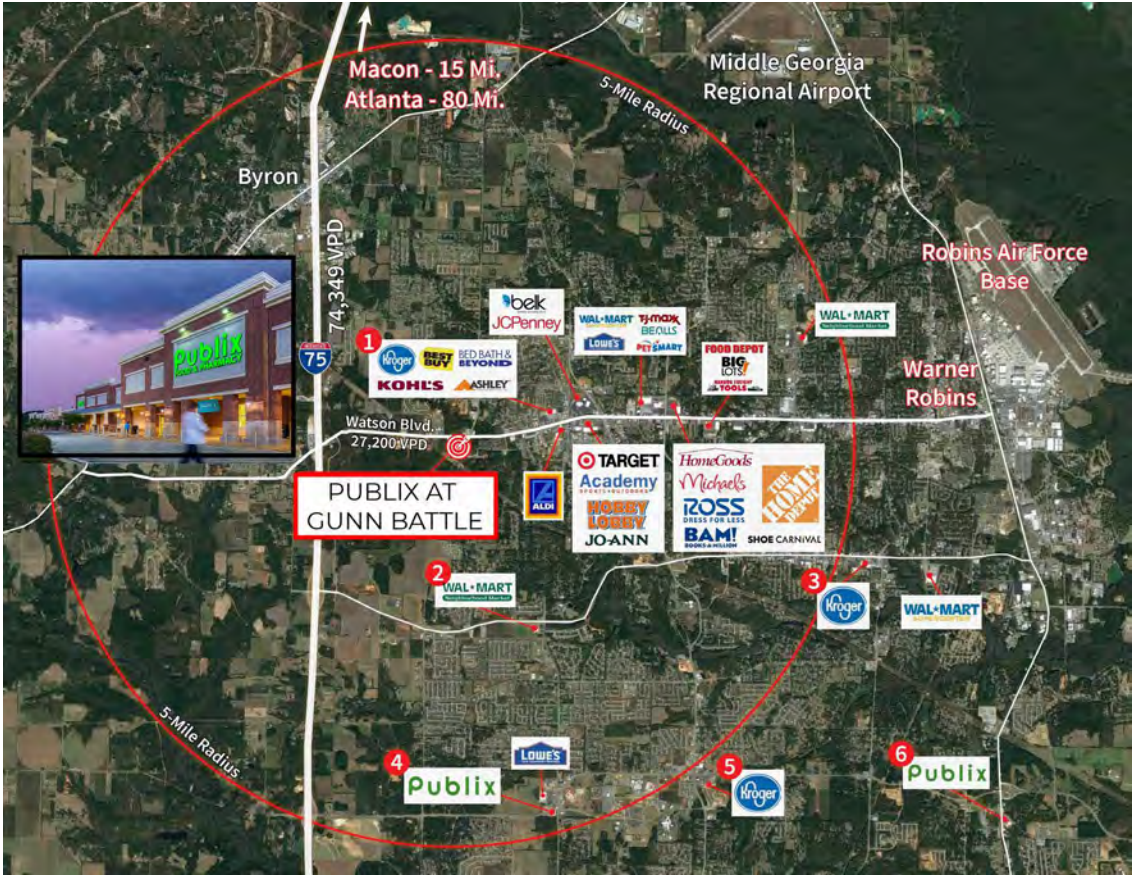
The Sembler Company | 800.940.6000 | <https://www.sembler.com>

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SITE PLAN & AVAILABILITY

100	AVAILABLE	1,400 SF	360	Mariner Finance	1,147 SF
110-120	Passion Nails	2,800 SF	370	Waxing the City	1,483 SF
130	Republic Finance	1,400 SF	380	Care Connect	2,170 SF
200	Publix	54,340 SF	400	AVAILABLE	1,200 SF
300	Duck Donuts	1,200 SF	410	Hands of Hope Animal Hospital	1,200 SF
310-320	Maximum One Realtors	2,400 SF	420-430	Hands of Hope Animal Hospital	2,534 SF
330-340	Athletico	2,400 SF	440	Sol Azteca Mexican Grill	3,801 SF
350	Colossal Fitness	1,200 SF			

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