

2024 Watson Boulevard
Warner Robins, GA 31093
Houston County

LEASE SPACE AVAILABLE RESTAURANT SPACE



- 6,700 SF restaurant space with 2,067 SF kitchen
- Zoned C-2
- Built in 1971
- HVAC replaced in 2010
- Asphalt paved parking for 128 vehicles (shared with hotel)
- Space includes restaurant, kitchen, entry/lobby area, restrooms and loading dock
- Conveniently located between Corder Road and Olympia Drive
- https://youtu.be/1eV_R0c8mGw

CALL AGENT FOR PRICING

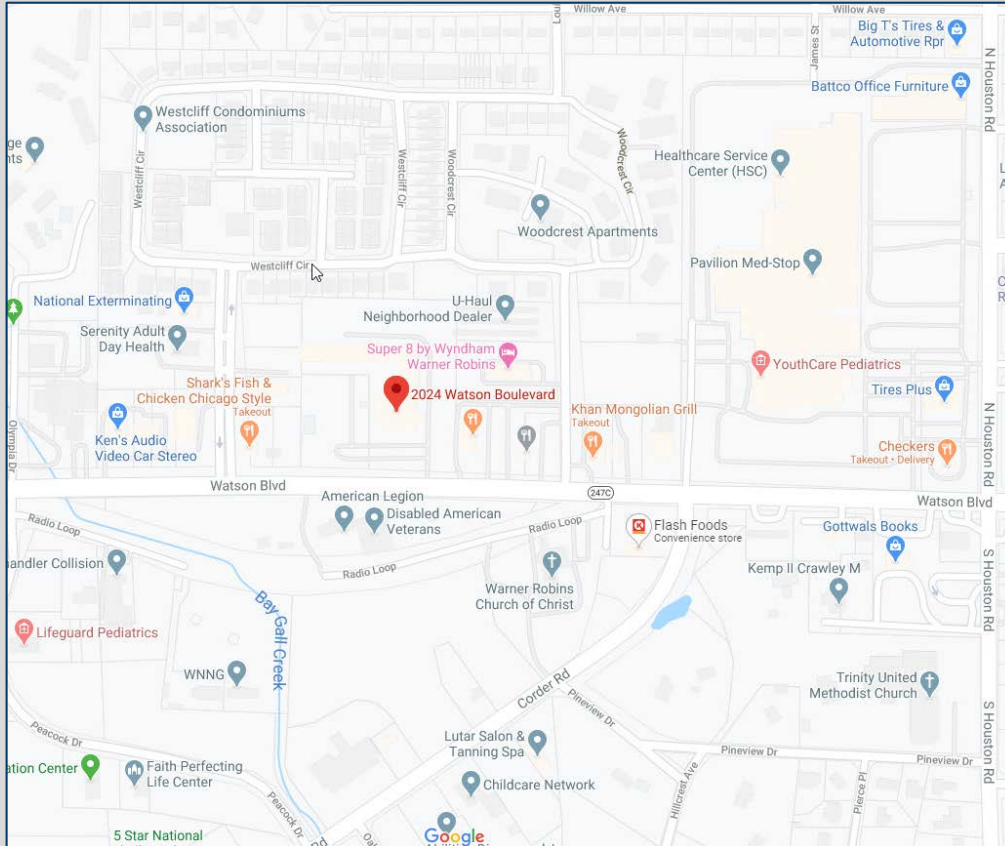


4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact: **DEREK FOSTER** | Cell (478) 997-1024 | dfoster@thesummitgroupmacon.com

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Traffic Counts: (GDOT 2018 Published Data estimate)

Watson Boulevard – 26,200 vpd
S Houston Lake Road – 28,000 vpd
N Houston Lake Road – 16,200 vpd

Demographics:

	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
2019 Population:	7,410	62,079	107,339
2024 Population Estimate:	7,883	64,429	112,955
2019 Households:	3,321	24,645	41,233
2024 Households Estimate:	3,413	25,540	43,297
2019 Average HH Income:	\$55,692	\$60,853	\$71,640
2024 Average HH Income Estimate:	\$63,627	\$70,235	\$81,999



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Ramada

Kitchen Equipment List

- 1) 4 compartment sink
- 1) 2 compartment sink
- 1) Warmer – Metro CM 2000
- 1) Dishwashing station
- 1) Gas fryer – Majestic
- 2) Gas convection ovens – Garland
- 1) Gas stove – unbranded
- 1) Grill – Majestic
- 1) Hood system – Gaylord
- 1) Large walk-in freezer – Kolpak
- 1) Small walk-in freezer – Kolpak
- 1) Warmer on back counter – Heat lamp – Hatco – Glo ray
- 1) Small hand washing sink
- 1) Warming table – unbranded
- 2) Fridges – Delfield
- 1) Flat top grill – Majestic
- 1) Large flat top grill – Majestic
- 1) Biscuit warmer – Grab-n-go
- 1) Mars aire door vent – back door
- 2) Fridge/freezer combos – GE
- 1) Stand up freezer – Frigidaire
- 1) Transitioning food storage – carrier – Model ES-400



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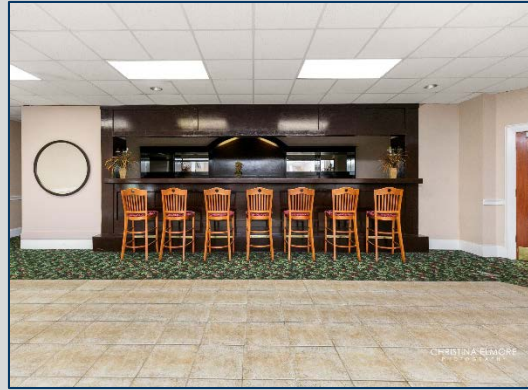


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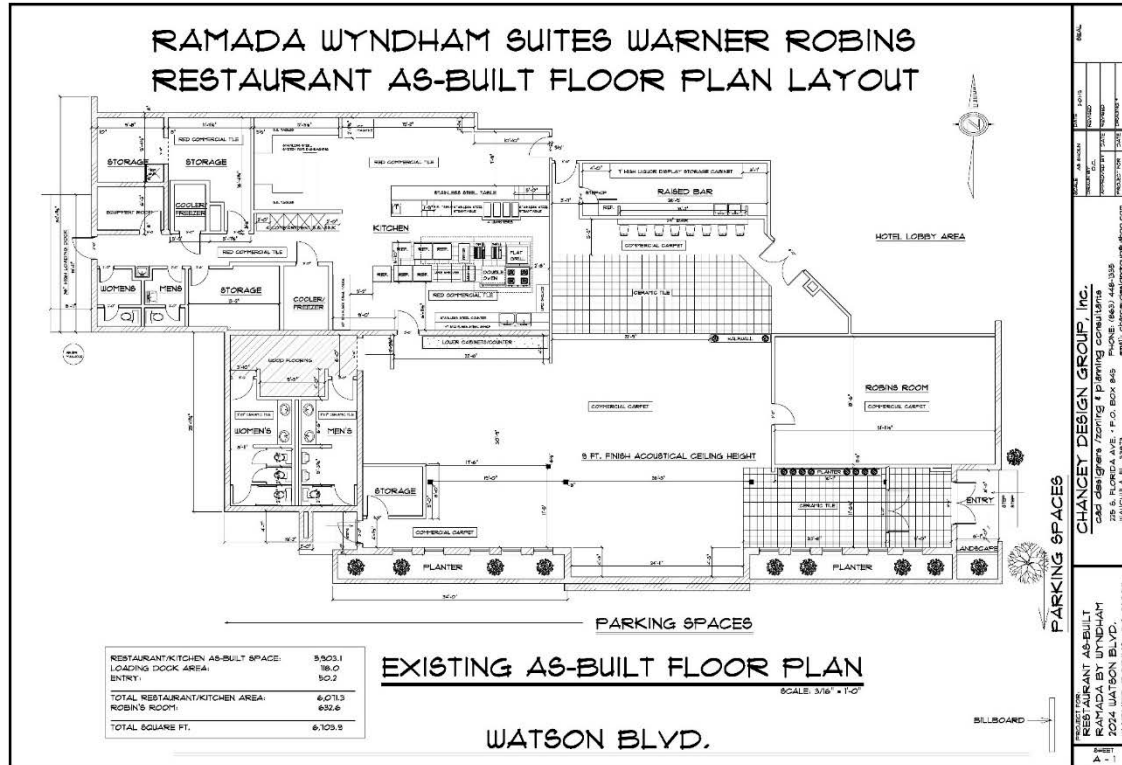


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