

# OFFICE BUILDING FOR SALE OR FOR LEASE

1836 WATSON BOULEVARD  
WARNER ROBINS, GA 31093  
HOUSTON COUNTY

SALES PRICE: \$448,000

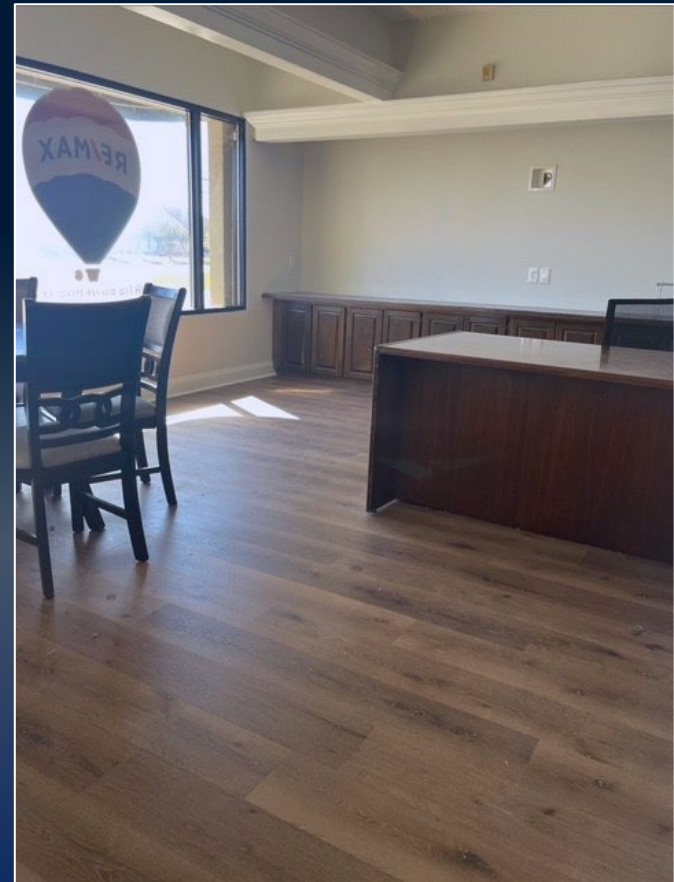
LEASE RATE: \$3,250/MONTH  
(INCLUDES WATER & ELECTRICITY)



**ALLIE BAILEY GRAMBLING C: 478.955.8333**  
AGRAMBLING@THESUMMITGROUPMACON.COM  
4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210  
**O: 478.750.7507**  
WWW.THESUMMITGROUPMACON.COM

## PROPERTY INFORMATION

- +/- 5,524 SF - Split into two +/- 2,750 SF units with shared storage space
  - Right side currently occupied by Strato Cleaner
  - **Left side is currently available for lease:** Two corporate offices, large open conference room and restroom
- .34 Acre
- Excellent location off Watson Boulevard near the Houston Medical Center
- Zoned C-2
- Year built 1959



1836 WATSON BOULEVARD  
WARNER ROBINS, GA 31093  
HOUSTON COUNTY



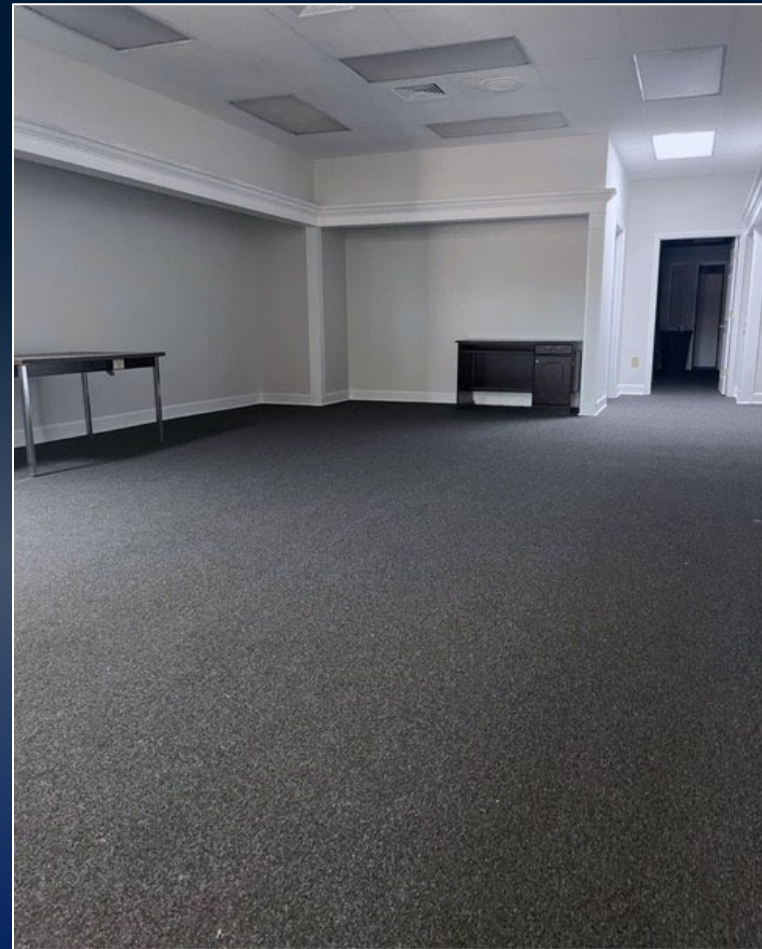
## ADDITIONAL INFO

Traffic Counts (GDOT 2021 Published Date Estimate):

- Watson Boulevard – 30,700 vpd
- North Houston Road – 17,400 vpd

### Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2019 Population:	7,373	59,020	103,436
2024 Population Estimate:	7,992	60,539	106,565
2019 Households:	3,105	23,947	40,756
2024 Households Estimate:	3,261	24,634	42,073
2019 Average HH Income:	\$63,116	\$67,750	\$82,279
2024 Average HH Income Estimate:	\$74,793	\$80,439	\$97,401



1836 WATSON BOULEVARD  
WARNER ROBINS, GA 31093  
HOUSTON COUNTY



## ADDITIONAL PHOTOS



*The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.*