

111 Market Street
Warner Robins, GA 31093
Houston County

\$275,000
MOTIVATED SELLER!



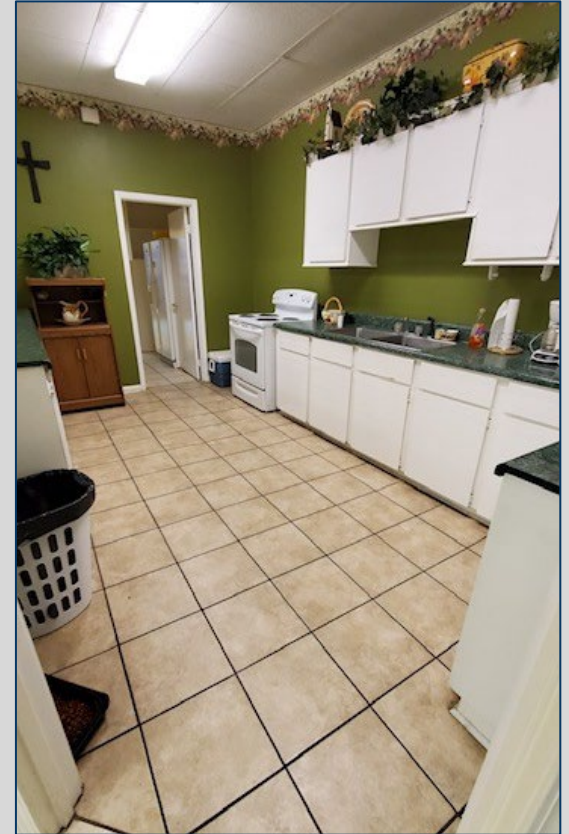
- 8,310 SF office/retail space
- Zoned C-3
- High traffic location near the intersection of Watson Boulevard (Highway 247) and North Davis Drive
- Convenient to Robins Air Force Base



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

For additional information contact: **ADAM BAILEY** | Cell (478) 733-7961 | abailey@thesummitgroupmacon.com

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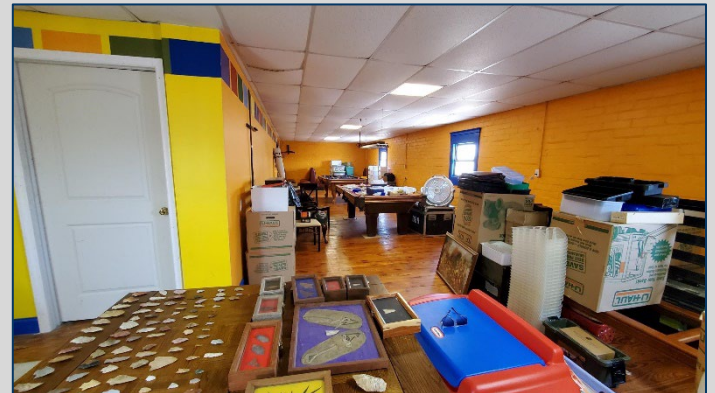


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Traffic Counts: (GDOT 2021 Published Data estimate)

Watson Boulevard – 22,400 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2022 Population:	7349	46,037	82,720
2027 Population Estimate:	7,560	47,289	85,049
2022 Households:	2,702	18,407	32,738
2027 Households Estimate:	2,786	18,942	33,751
2022 Average HH Income:	\$61,645	\$63,233	\$76,587
2027 Average HH Income Estimate:	\$73,061	\$75,089	\$90,769



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