

RETAIL CENTER FOR SALE



WILLOW LAKE CROSSING | ASKING PRICE \$3,486,290

2929 WATSON BOULEVARD, WARNER ROBINS, GA 31093



STERLING D. BAILEY, MANAGING BROKER

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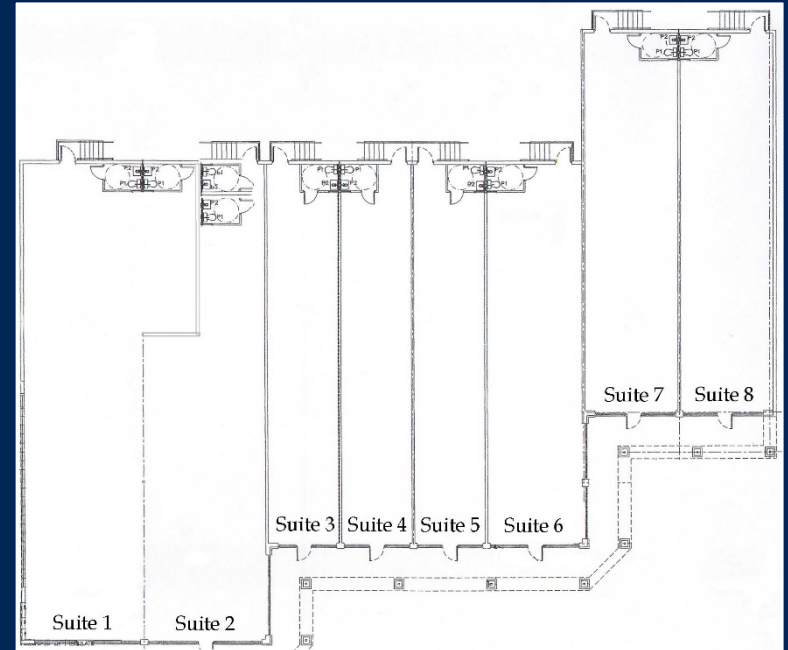
4124 ARKWRIGHT ROAD, STE 1, MACON, GA 31210

WWW.THESUMMITGROUPMACON.COM | SBAILEY@THESUMMITGROUPMACON.COM



BUILDING INFORMATION

- ±13,465 SF
- 1.37 acres
- Eight suites ranging from 1,200-3,150 SF
- 100% leased
- Built 2001
- Zoned C-2 (Commercial)



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RENT ROLL & INCOME

7.25%
Cap Rate

\$252,756
NOI

Rent Roll a/o August 2021				
Unit	Tenant	SF	Rent	Lease Exp.
1	Cox Communications	3,150	\$5,835.41	12/31/22
2	The UPS Store	1,825	\$3,041.67	1/31/27
3	Island Beauty Nail Bar	1,200	\$2,113.00	M-T-M
4	The Wax Strip	1,200	\$2,263.00	5/31/24
5	Stir King	1,200	\$3,213.31	4/30/25
6	Sally Beauty	1,600	\$3,347.29	9/30/26
7	GameStop	1,584	\$2,982.63	10/31/24
8	Bellezza Spa	1,565	\$2,600.00	7/31/23
CT&I included in rent if applicable.				

2020 INCOME STATEMENT			
Actual Gross Income		\$299,430.00	
Expenses			
Common Area Maintenance	\$13,744.00		
Management	10,035.00		
Property Insurance (2020)	4,700.00		
Property Taxes (2020)	18,195.00		
Total expenses		\$46,674.00	
NET OPERATING INCOME			\$252,756.00

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For additional financial information email request to vgray@thesummitgroupmacon.com

TRAFFIC & DEMOGRAPHICS

Traffic Counts: (GDOT 2020 Published Data estimate)

Watson Boulevard - 25,200 vpd
Houston Lake Road - 25,700 vpd

Demographics

	1 Mile	3 Miles	5 Miles
2021 Population:	5,675	50,313	112,672
2026 Population Estimate:	6,000	52,953	118,533
2021 Households:	2,550	20,092	43,708
2026 Households Estimate:	2,695	21,153	46,014
2021 Average HH Income:	\$79,845	\$75,507	\$75,087
2026 Average HH Income Estimate:	\$91,411	\$84,968	\$84,812



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SITE PLAN



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LOCATION & COUNTY DATA

Subject Property:

High traffic location at the intersection of Watson Boulevard and S Houston Lake Road, one of the largest retail corridors in Warner Robins.

Area Neighbors:

Property is surrounded by regional and national tenants including Bath & Body Works, Bed, Bath & Beyond, Belk, Best Buy, Chick-fil-A, Kohl's, Kroger, Starbucks, Verizon and more!

Other County Highlights:

- Land Area: 375.54 sq. miles
- ±90 minutes south of Atlanta
- Twenty-three public "Schools of Excellence" and four "National Blue Ribbon" schools
- Rapidly growing population of 162,257
- Median household income \$63,790

Immediate Neighbors:

The subject property is part of a 300,000+ SF development with national retailers including Academy Sports, Aldi, Hobby Lobby, LongHorn, Office Depot, Shane's Rib Shack, Target and more!

Houston County Info:

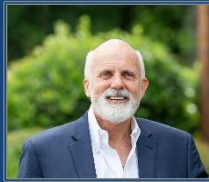
Houston County is home to Robins Air Force Base (24,000+ employees), the Museum of Aviation, Rigby's Entertainment Complex and the GA National Fairgrounds & Agriculture Center.

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ABOUT
THE SUMMIT GROUP



Sterling D. Bailey, Partner | Managing Broker
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Sterling Bailey is a founding partner and managing broker with The Summit Group. In his 30+ years of real estate experience he has found joy in forming lasting relationships with clients and tenants. He has deep ties in the middle Georgia community and enjoys fostering that sense of community with rising agents at The Summit Group.

For over 25 years, The Summit Group's commitment to teamwork and exceptional customer service has led to us becoming the premier commercial real estate provider in Middle Georgia and statewide.

Our services include Commercial Land Sales, Site Selection, Investment Sales, Office/Retail/Industrial Sales & Leasing, Property Management and Tax Appeals & Evaluations.

Contact a member of our team at 478.750.7507 to discuss how we can help you achieve your real estate goals!

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