



OFFICE BUILDING FOR SALE

**207 WATSON BOULEVARD
WARNER ROBINS, GA
HOUSTON COUNTY**

**ASKING PRICE:
\$298,500**



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PROPERTY INFORMATION

- 3,250 SF Office Building situated on .16 Acre
- Zoned C-2 (Commercial)
- Two (2) Executive Offices, Two (2) Small Offices, File Room, (2) Restrooms, Conference Room, Large Work/Reception Area, and Breakroom.
- Conveniently located near Robins Air Force Base



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SURVEY/ DEMOGRAPHICS

Traffic Counts: (GDOT 2020 Published Data estimate)

Watson Boulevard – 14,700 vpd

Highway 247 – 20,600 vpd

Demographics

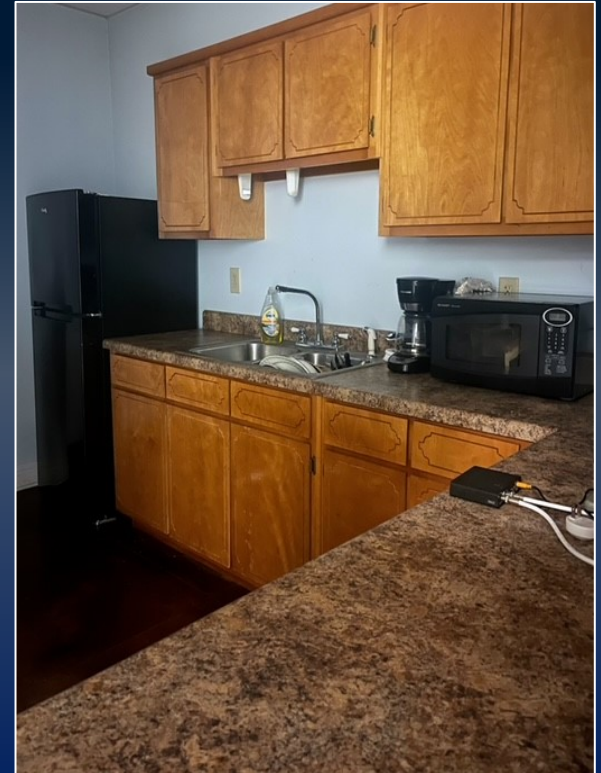
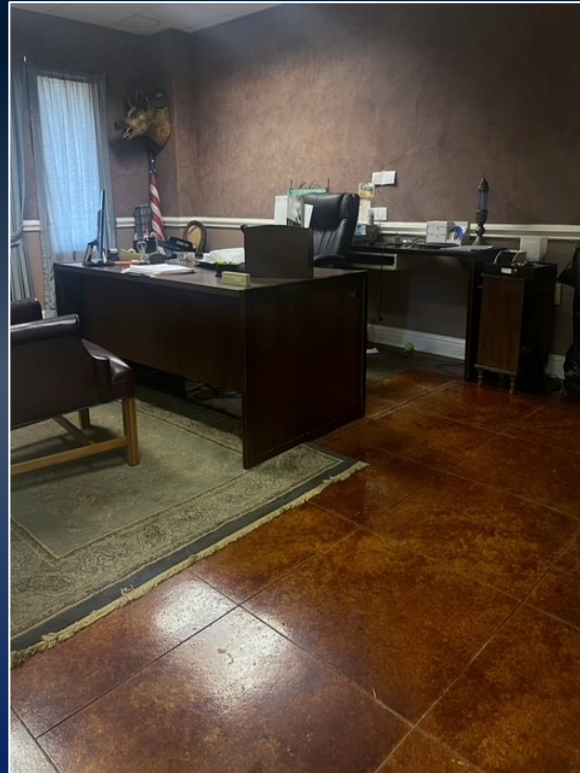
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2019 Population:	2,899	35,891	72,833
2024 Population Estimate:	2,984	36,713	74,880
2019 Households:	997	14,022	29,028
2024 Households Estimate:	1,028	14,369	29,923
2019 Average HH Income:	\$61,380	\$60,072	\$73,856
2024 Average HH Income Estimate:	\$72,703	\$71,091	\$87,522



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ADDITIONAL
PHOTOS



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