



OFFICE BUILDING FOR LEASE

1836 WATSON BOULEVARD
WARNER ROBINS, GA 31093
HOUSTON COUNTY

\$4,500 / MO
2,750 SF



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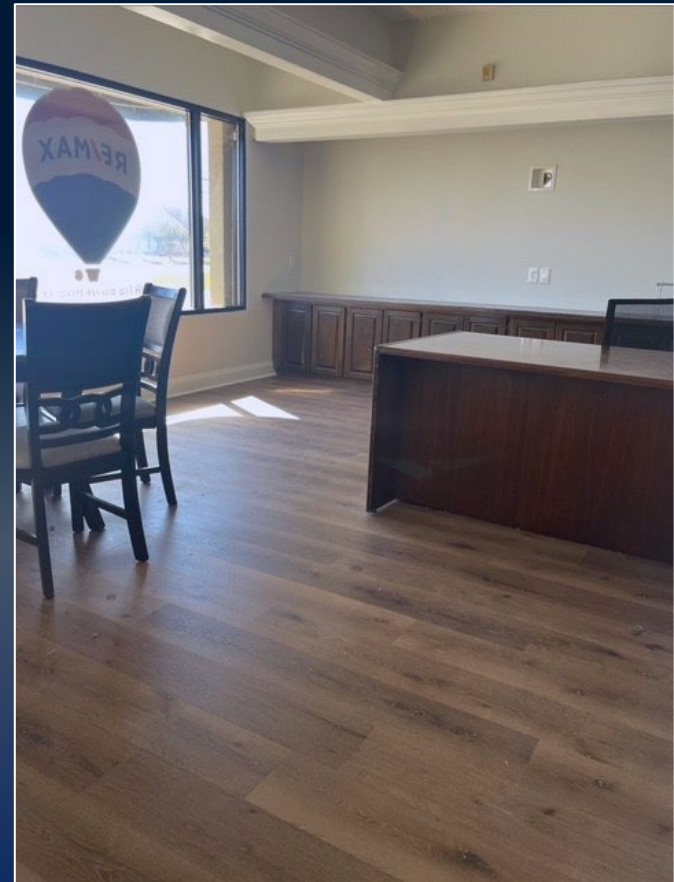
4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210

O: 478.750.7507

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PROPERTY INFORMATION

- +/- 2,750 SF office space
 - Currently occupied by RE/MAX
- .34 Acre
- Excellent location off Watson Boulevard near the Houston Medical Center
- Zoned C-2
- Year built 1959
- Traffic Counts (GDOT 2021 Published Data Estimate):
 - Watson Boulevard – 30,700 vpd
 - North Houston Road – 17,400 vpd



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ADDITIONAL INFO

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2022 Population:	7,837	59,020	103,436
2027 Population Estimate:	7,992	60,539	106,565
2022 Households:	3,190	23,947	40,756
2027 Households Estimate:	3,261	24,634	42,073
2022 Average HH Income:	\$63,116	\$67,750	\$82,279
2027 Average HH Income Estimate:	\$74,793	\$80,439	\$97,401



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ADDITIONAL PHOTOS



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