

# RETAIL SPACE FOR LEASE; NEW CONSTRUCTION

2062 WATSON BOULEVARD  
WARNER ROBINS, GA 31093  
HOUSTON COUNTY

± 1,021 SF AVAILABLE

**LEASE RATE:**  
**\$16/SF**



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## PROPERTY INFORMATION

- Suite B: 1,021 SF
- ~~Suite C: 1,046 SF~~ - Leased
- In a great location on Watson Boulevard across from At Home and adjacent to Aaron's
- Built in 2024
- Zoned C-2 (Commercial)
- Adequate shared parking
- Landlord Contributions: Landlord will deliver a vanilla box
- Area businesses include Home Depot, Old Navy, HomeGoods, Lowe's, Ross, Walmart, Michaels and more



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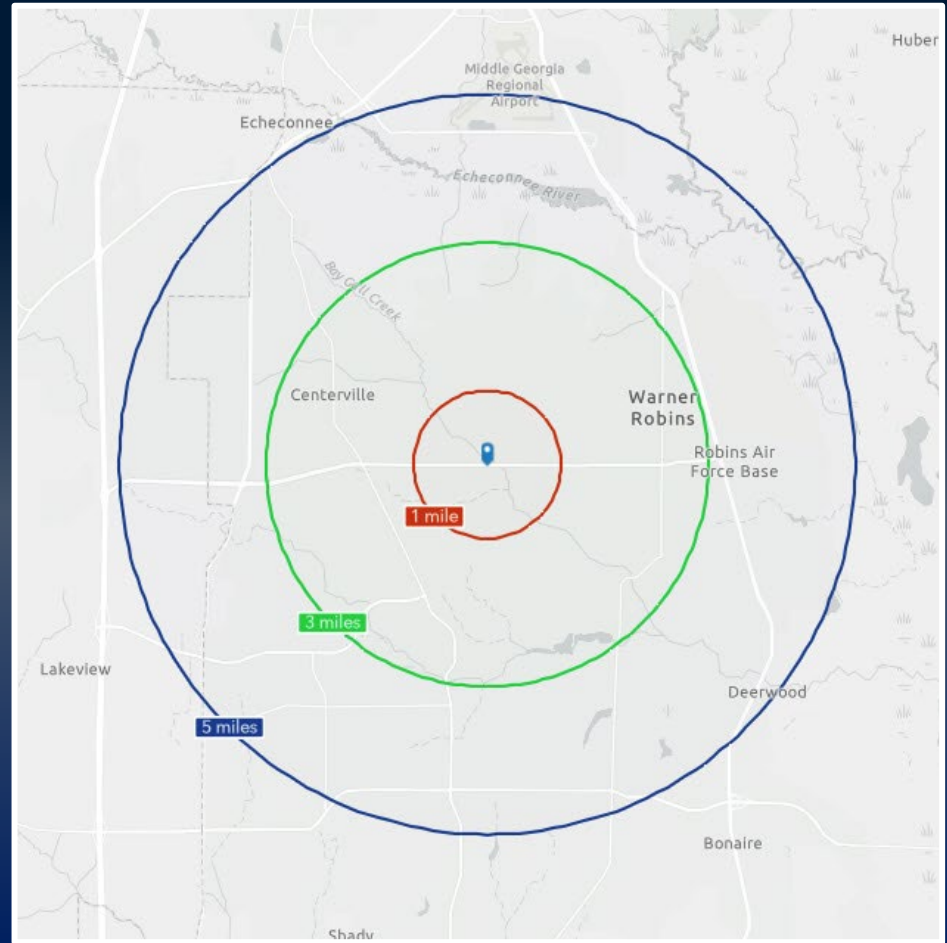


## TRAFFIC COUNTS & DEMOGRAPHICS

### Demographics

	1 Mile	3 Miles	5 Miles
2024 Population:			
6,781	62,748	113,641	
2029 Population Estimate:			
6,930	64,877	118,434	
2024 Households:			
2,905	25,608	44,996	
2029 Households Estimate:			
2,998	26,803	47,428	
2024 Average HH Income:			
\$66,203	\$74,376	\$89,396	
2029 Average HH Income Estimate:			
\$77,447	\$87,727	\$105,032	

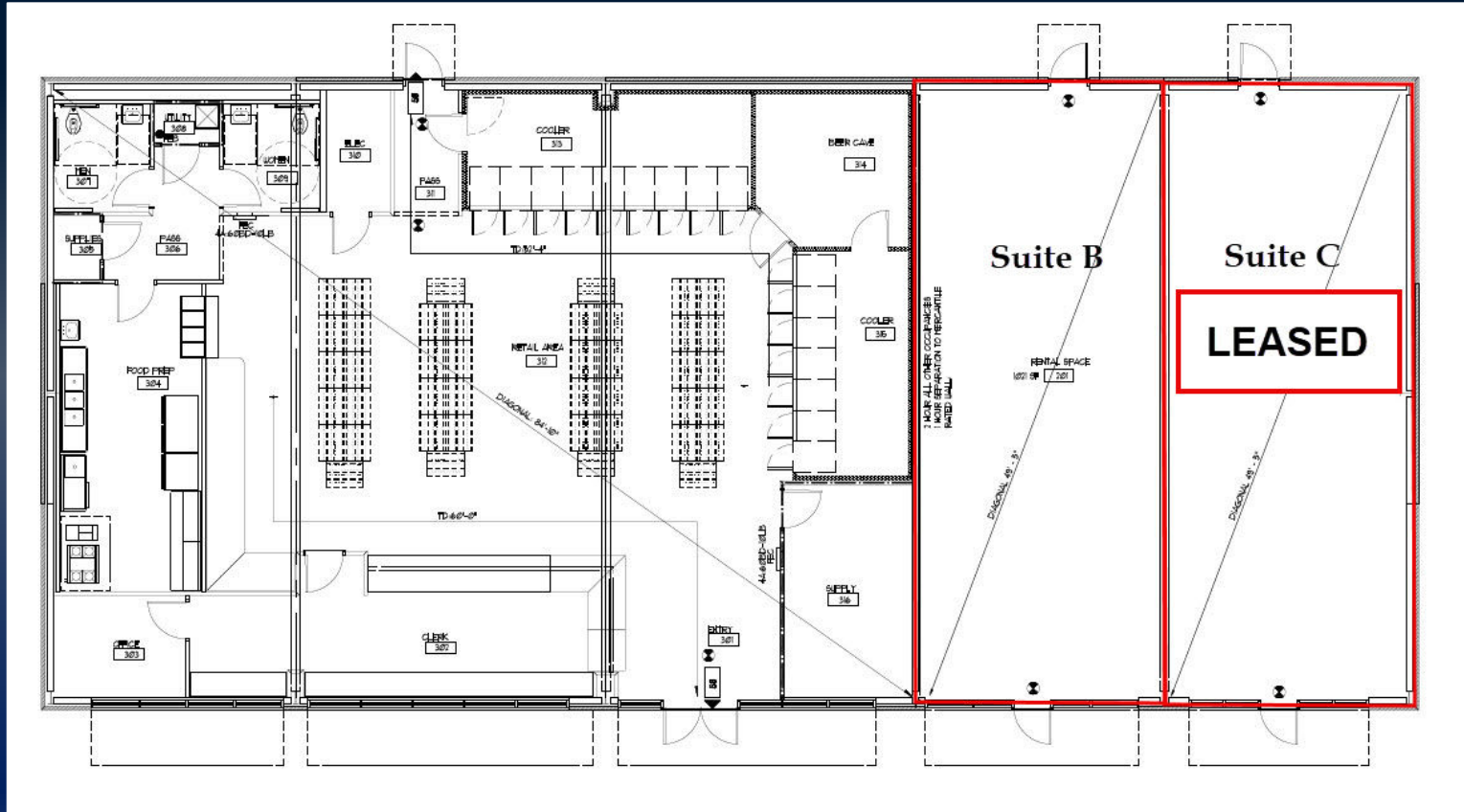
- Traffic Count (GDOT 2021 estimate)
  - Watson Boulevard – 28,700 VPD



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## FLOOR PLAN



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## AERIAL



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