

# COMMERCIAL LOTS FOR SALE

6137 & 6141 WATSON BOULEVARD  
WARNER ROBINS, GA 31008  
PEACH COUNTY

6137 – ±1.12 AC

6141 – ±1.11 AC

ASKING PRICE:  
SEE PAGE 2

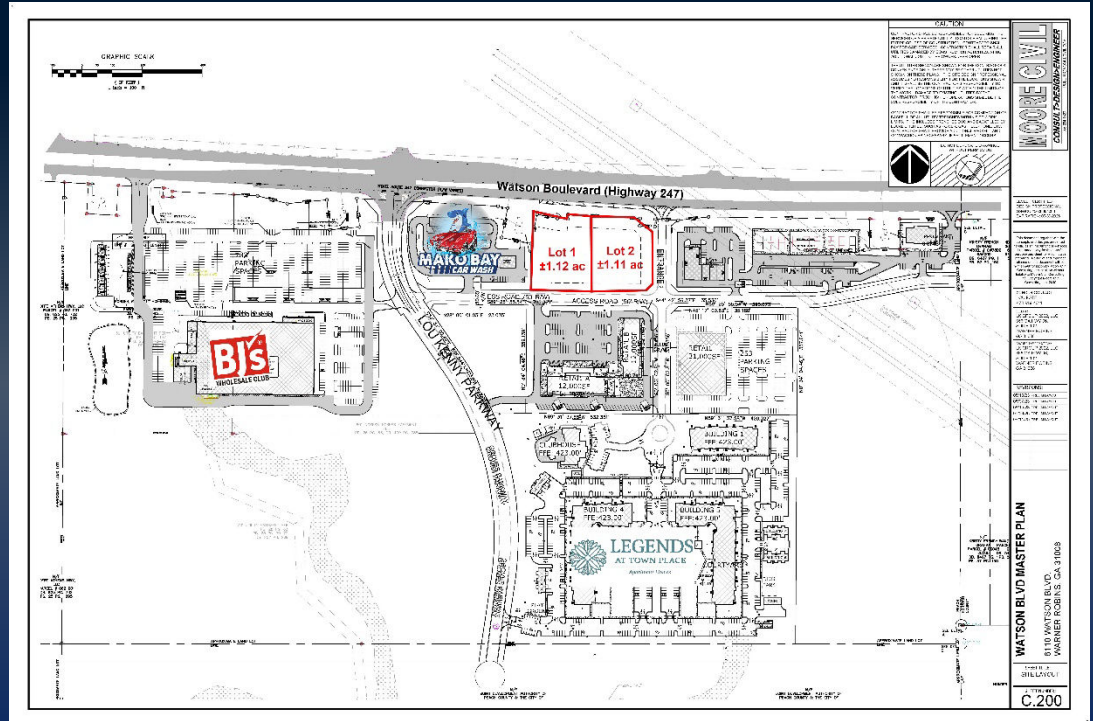


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## PROPERTY INFORMATION

- 6137 Watson Boulevard - ±1.12 acres with approximately 158' of frontage on Watson Boulevard  
**ASKING PRICE: \$775,000**
- 6141 Watson Boulevard - ±1.11 acres with approximately 170' of frontage on Watson Boulevard  
**ASKING PRICE: \$768,165**
- Zoned C-5 (Commercial)
- Water, sewer, paved roads, streetlights, and master detention in place
- Prime location next to BJ's Wholesale Club (75,000 visitors per year) and within 1.5 miles of Interstate 75 (Exit 146)
- Surrounded by new commercial and residential developments including a car wash, quick lube, pharmacy, urgent care center, retail strip center, and a 264-unit apartment complex



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## DEMOGRAPHICS & TRAFFIC COUNTS

Traffic Counts (GDOT Estimates)  
Watson Blvd – 30,800 VPD  
Interstate 75 – 80,600 VPD

### 6137 & 6141 Watson Boulevard - Warner Robins, GA

POPULATION	3 MILE	5 MILE	10 MILE
2025 POPULATION	30,424	83,849	189,362
2030 ESTIMATED POPULATION	32,037	87,450	198,913
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 HOUSEHOLDS	12,266	32,972	72,985
2030 HOUSEHOLD ESTIMATES	12,992	34,585	76,966
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2025 HH INCOME	\$91,549	\$95,526	\$94,774
2030 HH INCOME ESTIMATE	\$100,191	\$105,159	\$104,589

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
 <b>\$95,526</b>	 <b>83,849</b>	 <b>32,972</b>	 <b>3.6%</b>	 <b>39,111</b>

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