Former Walgreens For Sale or For Lease

1880 Watson Boulevard, Warner Robins, GA 31093

Sales Price: $2,500,000 | Lease Rate: $18/SF, NNN



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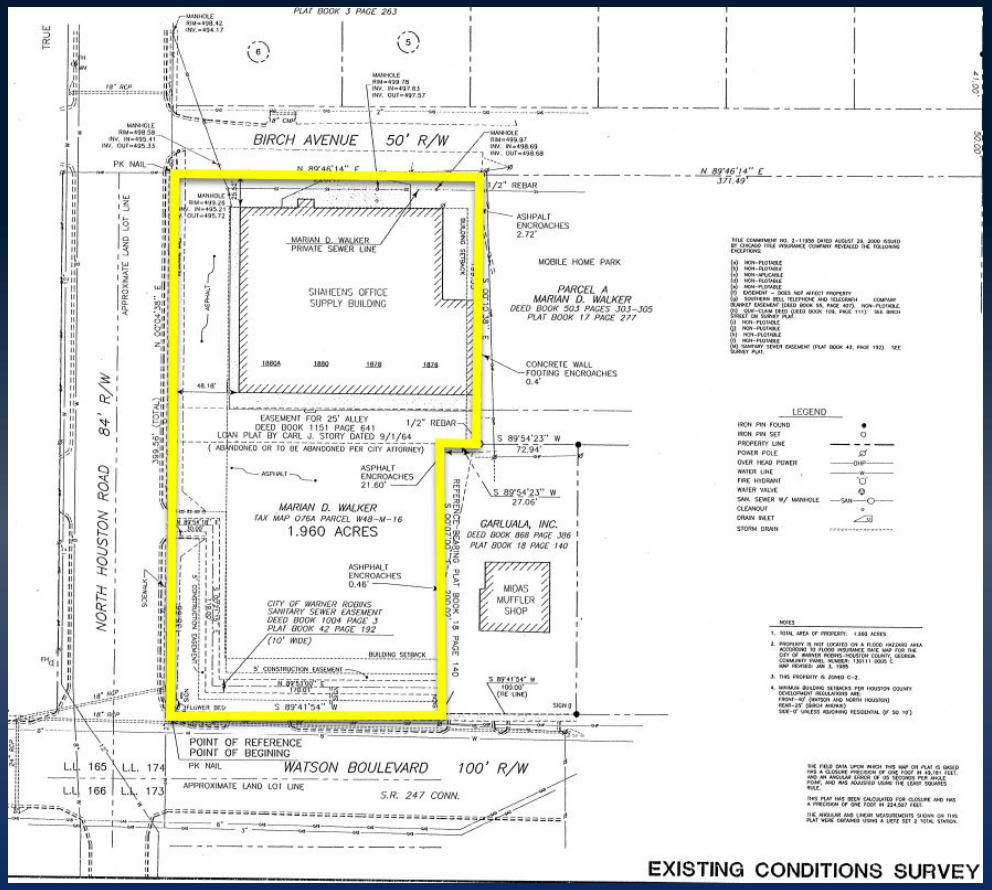
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Property Information

- ±14,392 SF situated on ±1.98 acres
- Zoned C-2 (Commercial)
- Ample Parking
- Building is sprinklered
- Built in 2001
- Situated within Warner Robins' established commercial market, with access to restaurants, shopping, personal services, and everyday amenities
- Excellent visibility and access at the signalized intersection of Watson Boulevard and N Houston Road



1880 Watson Boulevard
Warner Robins, GA 31093
Houston County

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Traffic Counts & Demographics

Traffic Counts:
(GDOT 2025 Published Data estimate)
Watson Boulevard – 35,100 VPD
S Houston Lake Road – 30,100 VPD

1880 Watson Blvd - Warner Robins, GA

POPULATION	1 MILE	3 MILE	5 MILE
2026 POPULATION	7,911	62,830	110,841
2031 ESTIMATED POPULATION	8,248	66,231	116,707
HOUSEHOLDS	**1 MILE**	**3 MILE**	**5 MILE**
2026 HOUSEHOLDS	3,180	25,675	43,912
2031 HOUSEHOLD ESTIMATES	3,328	27,207	46,472
HOUSEHOLD INCOME	**1 MILE**	**3 MILE**	**5 MILE**
2026 HH INCOME	$86,221	$75,856	$91,251
2031 HH INCOME ESTIMATE	$99,358	$87,487	$104,407

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
$75,856	62,830	25,675	6.9%	49,954

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Aerial



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