



1± ACRE RETAIL DEVELOPMENT SITE



**2711 WATSON BOULEVARD @ WESTGATE STREET
WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31093**

**GROUND LEASE / BTS RATE
CONTACT AGENT**

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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Created 11/1/23

SALE

1± ACRE RETAIL DEVELOPMENT SITE

2711 WATSON BOULEVARD - WARNER ROBINS, HOUSTON COUNTY, GA 31088

PROPERTY OVERVIEW

LOCATION:	<ul style="list-style-type: none">• Located at the signalized intersection of Watson Boulevard and Westgate Street• Across from Lowe's, Walmart and Home Depot• 5± miles from Robins Air Force Base• 2± miles from Houston Healthcare
SITE INFORMATION:	<ul style="list-style-type: none">• 1± Acre Retail Development Site• 202'± Frontage on Watson Boulevard• 200± Frontage on Westgate Street
AVERAGE DAILY TRAFFIC COUNT:	34,200± Vehicles per day (GDOT 2022)
TOPOGRAPHY:	Level, at road grade
UTILITIES:	All public utilities available to site.
ZONED:	C2, General Commercial District
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SITE MAP

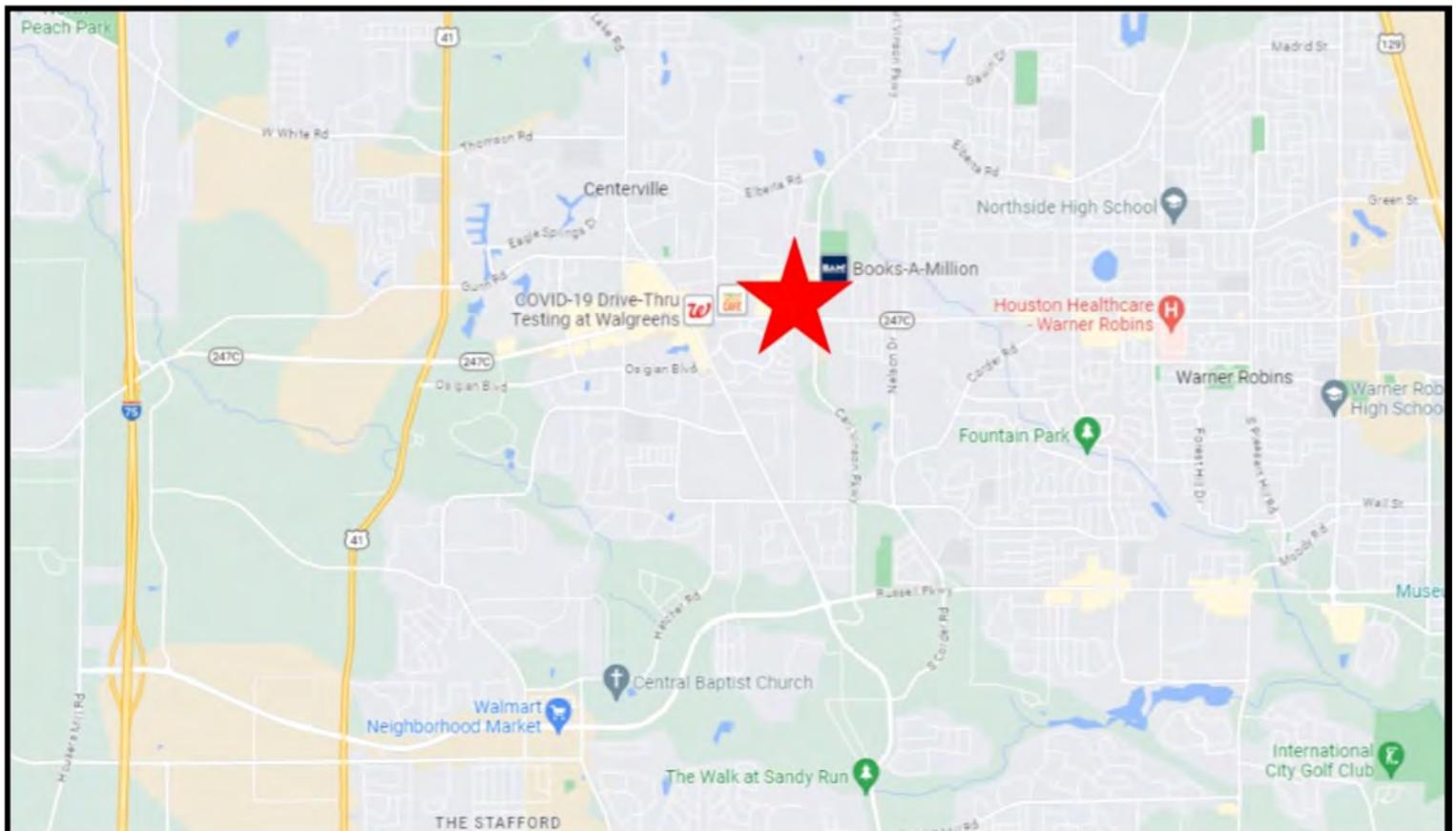


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LOCATION MAP / DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 POPULATION	6,295	57,511	114,893
DAYTIME POPULATION	8,494	49,064	125,847
AVG HOUSEHOLD INCOME	\$73,678	\$93,991	\$102,001