

Retail / Self-Storage / Warehouse
11,152± SF



FOR SALE

SALES PRICE: \$695,000

2305 Watson Blvd.
Warner Robins, GA
31201

PATRICK BARRY - EXCLUSIVE AGENT
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Coldwell Banker Commercial
Eberhardt & Barry
990 Riverside Drive
Macon, Georgia 31201



PROPERTY OVERVIEW

2305 Watson Blvd
Warner Robins, GA 31201

PROPERTY INFORMATION:	<ul style="list-style-type: none">• 1 Service Repair Garage and 4 units - Units 1 & 4 connect• 4 Drive-Thru Bays - 10' x 10'• 1 Bay - 14' x 11'• 12.5' ceilings in garage• Storage Units:<ul style="list-style-type: none">11 - 10' x 20'10 - 10' x 15'10 - 10' x 9'1 - 25' x 15'1 - 15' x 60'1 - 25' x 20'
LOCATION:	<ul style="list-style-type: none">• ~ 5 miles from I-75• 0.4 miles from Carl Vinson Pkwy• 1.2 miles from N / S Houston Rd. and Houston Lake Rd.
ACTUAL YEAR BUILT:	2002 (Renovations done in 2006 & 2015)
LAND:	1.17
AVERAGE DAILY TRAFFIC COUNT:	35,200 Vehicles Per Day
EXTERIOR:	Concrete / Brick / Metal
ROOF:	Metal
FLOORS:	Concrete
CEILING/ LIGHTING:	Acoustical tile ceilings w/ fluorescent fixtures
HVAC:	Heated and cooled
ZONED:	C2
ESTIMATED PROPERTY TAXES:	Approximately \$7,841.58
PARKING:	~ 20 parking spaces in front w/ additional parking in rear
UTILITIES:	Available on site
NEIGHBORS:	Walmart Supercenter, Lowe's, HomeGoods, The Home Depot, PetSmart, TJ Maxx, Starbucks, Bank of America, Cracker Barrel, Taco Bell, Five Star Chrysler Dodge Jeep, AutoZone, Courtyard by Marriott, Popeyes, Harbor Freight Tools, Big Lots, Books-A-Million, Krispy Kreme, Arby's and more!
SALES PRICE: \$695,000	



PHOTOS

2305 Watson Blvd
Warner Robins, GA 31201





PHOTOS

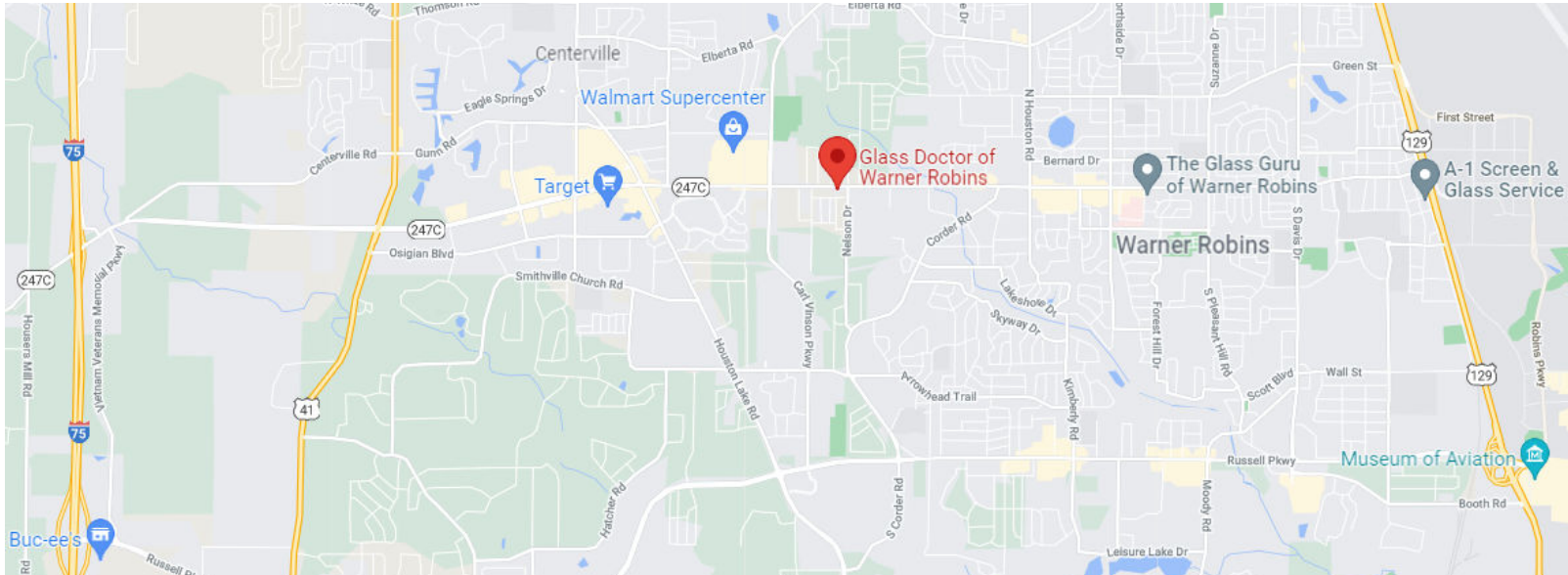
2305 Watson Blvd
Warner Robins, GA 31201





MAPS

2305 Watson Blvd
Warner Robins, GA 31201





DEMOGRAPHICS - 1 Mile

2305 Watson Blvd
Warner Robins, GA 31201

KEY FACTS

7,571

Population



Average
Household Size

35.1

Median Age

\$40,982

Median Household
Income

EDUCATION

12%

No High
School
Diploma



27%

High School
Graduate



41%

Some College



20%

Bachelor's/Grad/Prof
Degree

BUSINESS



304

Total Businesses



3,029

Total Employees

EMPLOYMENT



58%

White Collar



26%

Blue Collar



16%

Services

4.8%

Unemployment
Rate

INCOME



\$40,982

Median Household
Income



\$22,401

Per Capita Income



\$28,511

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.2%)

The smallest group: \$200,000+ (0.9%)

Indicator ▲	Value	Diff	
<\$15,000	15.7%	+5.1%	
\$15,000 - \$24,999	7.9%	+1.9%	
\$25,000 - \$34,999	18.3%	+9.3%	
\$35,000 - \$49,999	16.9%	+4.1%	
\$50,000 - \$74,999	20.2%	+2%	
\$75,000 - \$99,999	13%	-2.7%	
\$100,000 - \$149,999	5.7%	-10.5%	

Bars show deviation from

Houston County ▼





DEMOGRAPHICS - 3 Mile

2305 Watson Blvd
Warner Robins, GA 31201

KEY FACTS

59,656

Population



Average
Household Size

36.5

Median Age

\$51,790

Median Household
Income

EDUCATION

9%

No High
School
Diploma



29%

High School
Graduate



37%

Some College



24%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,038

Total Businesses



25,088

Total Employees

EMPLOYMENT



61%

White Collar



27%

Blue Collar



12%

Services

4.7%

Unemployment
Rate

INCOME



\$51,790

Median Household
Income



\$27,369

Per Capita Income



\$65,691

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.8%)

The smallest group: \$200,000+ (2.8%)

Indicator ▲	Value	Diff	
<\$15,000	12.7%	+2.1%	
\$15,000 - \$24,999	7.3%	+1.3%	
\$25,000 - \$34,999	11.6%	+2.6%	
\$35,000 - \$49,999	16.4%	+3.6%	
\$50,000 - \$74,999	18.8%	+0.6%	
\$75,000 - \$99,999	14.1%	-1.6%	
\$100,000 - \$149,999	11.3%	-4.9%	

Bars show deviation from

Houston County ▼





DEMOGRAPHICS - 5 Mile

2305 Watson Blvd
Warner Robins, GA 31201

KEY FACTS

112,843

Population



Average
Household Size

35.9

Median Age

\$58,317

Median Household
Income

EDUCATION

9%

No High
School
Diploma



28%

High School
Graduate



36%

Some College



28%

Bachelor's/Grad/Prof
Degree

BUSINESS



3,032

Total Businesses



73,070

Total Employees

EMPLOYMENT



64%

White Collar



25%

Blue Collar



12%

Services

4.7%

Unemployment
Rate

INCOME



\$58,317

Median Household
Income



\$28,842

Per Capita Income



\$86,751

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.8%)

The smallest group: \$200,000+ (3.5%)

Indicator ▲	Value	Diff	
<\$15,000	11.4%	+0.8%	
\$15,000 - \$24,999	6.6%	+0.6%	
\$25,000 - \$34,999	9.9%	+0.9%	
\$35,000 - \$49,999	14%	+1.2%	
\$50,000 - \$74,999	18.8%	+0.6%	
\$75,000 - \$99,999	15%	-0.7%	
\$100,000 - \$149,999	14.5%	-1.7%	

Bars show deviation from Houston County ▼

