

1± ACRE REDEVELOPMENT OPPORTUNITY FOR SALE: \$1,750,000 **PATRICK BARRY** ASSOCIATE BROKER C: (478) 718-1806 O: (478) 746-8171 pbarry@cbcworldwide.com

990 Riverside Drive, Macon, GA 31201 **cbcmacon.com**

DEVELOPMENT SITE IMAGES









PATRICK BARRY ASSOCIATE BROKER Cell: (478) 718-1806 Office: (478) 746-8171 pbarry@cbcworldwide.com







PROPERTY OVERVIEW

LOCATION:

- Located at the signalized intersection of Watson Boulevard and Westgate Street
- Across from Lowe's, Walmart and Home Depot

SITE INFORMATION:

- 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

ZONED: C2, General Commercial District

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Coldwell Banker Commercial Eberhardt & Barry

990 Riverside Dr., Macon, GA 31201 2711 WATSON BOULEVARD @ WESTGATE STREET WARNER ROBINS, HOUSTON COUNTY, GA 31093

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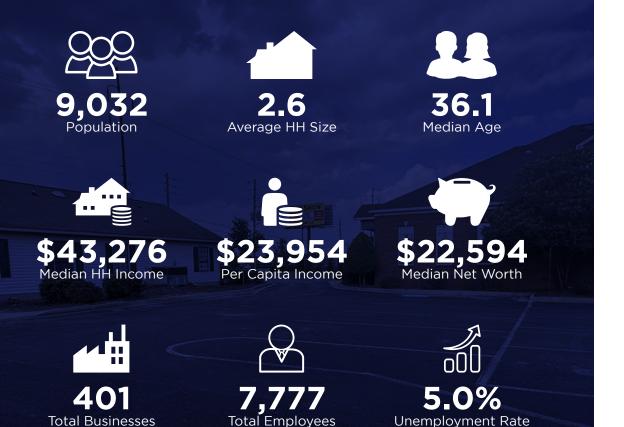
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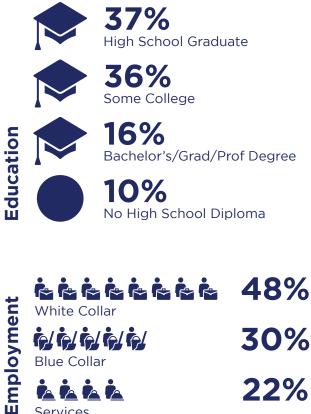
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DEMOGRAPHIC PROFILE - 1 MILE

2711 Watson Blvd Warner Robins, GA 31093





COLDWELL BANKER COMMERCIAL **EBERHARDT & BARRY**

Key Facts

Income

Business

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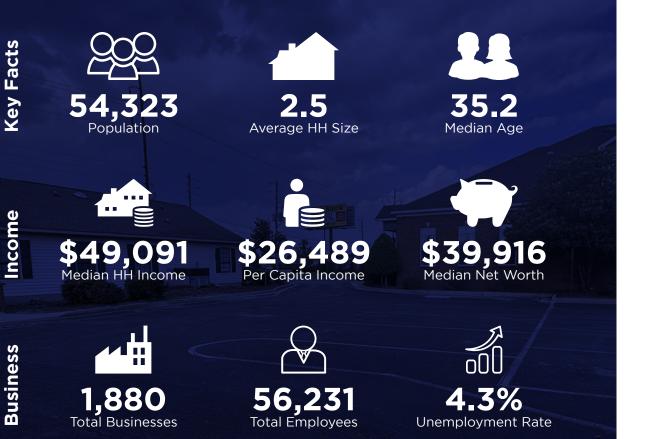
Household by Income

Indicator	Value	Diff	
<\$15,000	20.3%	+11.3%	
\$15,000-\$24,999	8.3%	+3.1%	
\$25,000-\$34,999	11.8%	+3.8%	
\$35,000-\$49,999	15.3%	+3.3%	
\$50,000-\$74,999	19.5%	+1.9%	
\$75,000-\$99,999	9.8%	-6.4%	
\$100,000-\$149,999	8.8%	-9.3%	

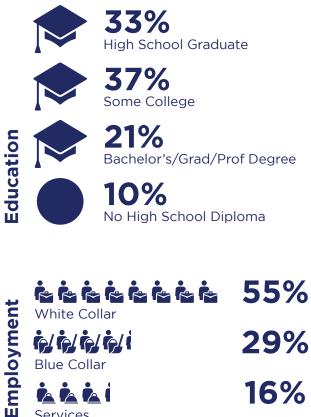
Services

The largest group:<\$15,000 (20.3%) The smallest group: \$150,000-\$199,999 (2.7%)

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DEMOGRAPHIC PROFILE - 3 MILES





Coldwell Banker Commercial

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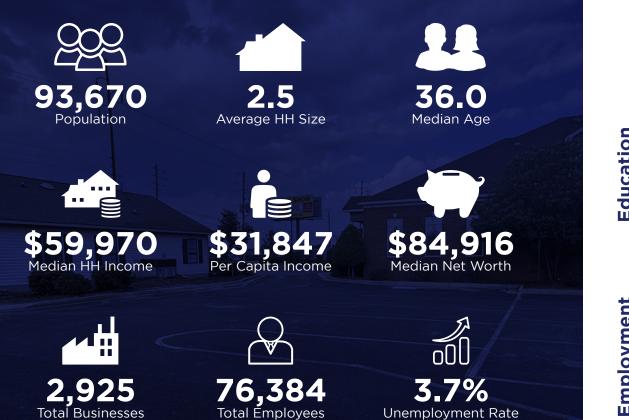
Household by Income

Indicator	Value	Diff	
<\$15,000	14.1%	+5.3%	
\$15,000-\$24,999	8.2%	+3.0%	•
\$25,000-\$34,999	12.0%	+4.0%	-
\$35,000-\$49,999	16.3%	+4.3%	-
\$50,000-\$74,999	19.6%	+2.0%	
\$75,000-\$99,999	13.4%	-2.8%	
\$100,000-\$149,999	10.8%	-7.3%	

Services

The largest group:<\$15,000 (20.3%) The smallest group: \$150,000-\$199,999 (2.7%)

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DEMOGRAPHIC PROFILE - 5 MILES

37% High School Graduate 36% Some College 16% Education Bachelor's/Grad/Prof Degree 10% No High School Diploma 61% Employment White Collar 26% Blue Collar 13% Services



Key Facts

Income

Business

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Household by Income

Indicator	Value	Diff	
<\$15,000	10.8%	+1.8%	
\$15,000-\$24,999	6.3%	+1.1%	
\$25,000-\$34,999	9.7%	+1.7%	
\$35,000-\$49,999	13.9%	+1.9%	
\$50,000-\$74,999	18.6%	+1.0%	
\$75,000-\$99,999	15.2%	-1.0%	
\$100,000-\$149,999	15.1%	-3.0%	

The largest group:<\$15,000 (20.3%) The smallest group: \$150,000-\$199,999 (2.7%)



1± ACRE REDEVELOPMENT OPPORTUNITY

GROUND LEASE / BTS RATE CONTACT AGENT

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