

# SALE

**STOREFRONT RETAIL**  
**1711 WATSON BOULEVARD**  
**WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31093**



**SALES PRICE: \$311,000**

## LOCATION OVERVIEW

- Prime position on **Warner Robin's main commercial corridor, Watson Boulevard**
- **High-visibility** site with strong daily traffic exposure
- **Positioned along a dense retail stretch** with national retailers, restaurants, and service users nearby
- **Minutes from Robins Air Force Base**, a major regional economic driver
- **Strong surrounding residential base** supporting consistent consumer demand
- **Easy regional access** via Watson Blvd/GA-247 with connectivity to I-75
- **Stable, established trade area** with strong daytime and permanent population base

## PROPERTY HIGHLIGHTS

**Commercial Property - 3,750± SF**

This property is ideal for businesses seeking an adaptable space in an established commercial area with strong visibility and parking.

- **3,750± SF** commercial space offers an excellent opportunity for a wide range of business uses
- **Wide open floor plan** - flexible layout for retail, office, or service use
- **One restroom**
- **Built in 1961**
- **0.11 Acre lot**
- **C-2 zoning** - supports a broad range of commercial uses
- **Ample shared parking** - large lot providing abundant customer parking
- 2025 Property Taxes: \$1,599.38 (City & county total)
- Neighboring retailers consist of Wilson's Bakery, Dino's Gym, Luxury Nails, Home Furniture & Mattress

**STEPHANIE FOLSOM, CCIM**  
**478.361.8259 Cell**  
**stephanie@cbcgeorgia.com**

**990 RIVERSIDE DRIVE • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM**



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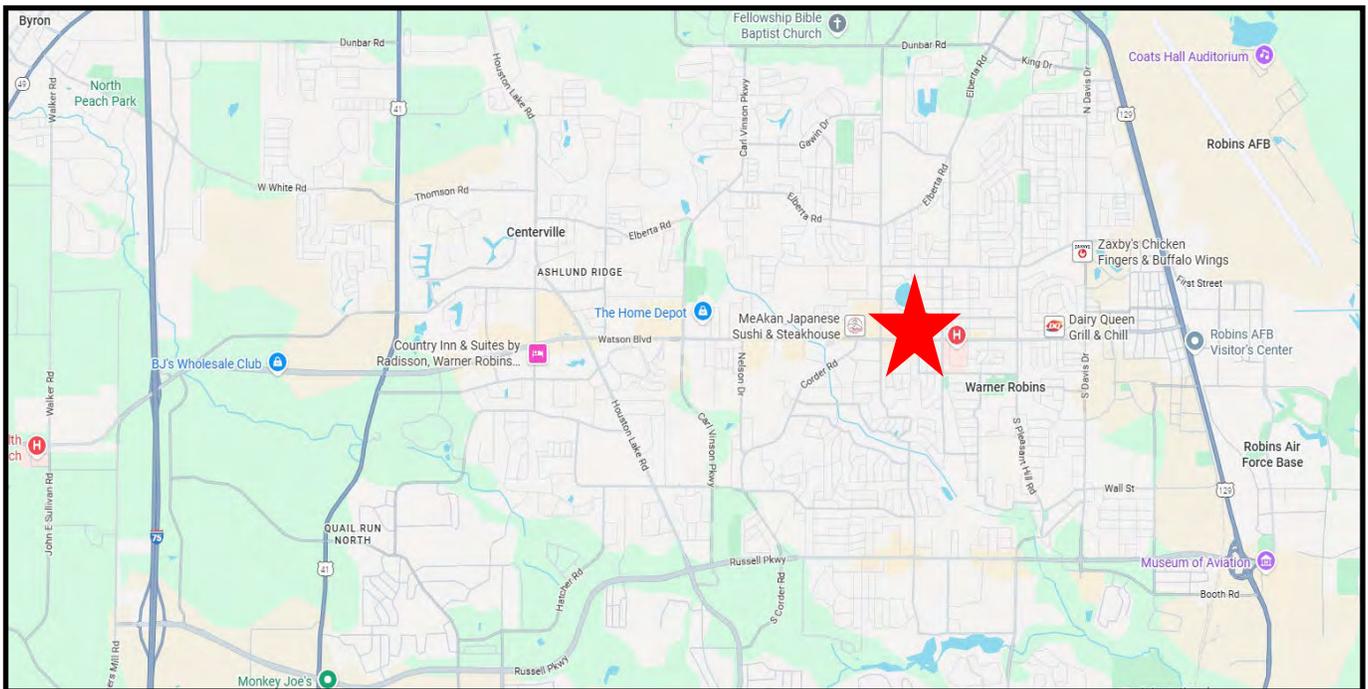
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Houston County, GA (13153)  
 Geography: County

Houston County, GA 7  
 Geography: County

Key Facts

**KEY FACTS**

**178,106**

Population



Average Household Size

**37.5**

Median Age

**\$79,270**

Median Household Income

**BUSINESS**



**4,447**

Total Businesses



**83,766**

Total Employees

**INCOME**



**\$79,270**

Median Household Income



**\$36,784**

Per Capita Income



**\$196,526**

Median Net Worth

**EDUCATION**

**6.0%**

No High School Diploma



**26.9%**

High School Graduate



**32.7%**  
Some College/  
Associate's Degree



**34.4%**  
Bachelor's/Grad/  
Prof Degree

**EMPLOYMENT**



White Collar

**61.8%**



Blue Collar

**22.0%**



Services

**16.2%**



Unemployment Rate

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.5%)

The smallest group: \$15,000 - \$24,999 (4.8%)

Indicator ▲	Value	Diff
<\$15,000	8.2%	-0.3%
\$15,000 - \$24,999	4.8%	
\$25,000 - \$34,999	6.6%	+0.1%
\$35,000 - \$49,999	10.5%	+0.3%
\$50,000 - \$74,999	17.0%	+1.1%
\$75,000 - \$99,999	13.7%	+1.0%
\$100,000 - \$149,999	22.5%	+4.5%
\$150,000 - \$199,999	10.3%	+0.9%
\$200,000+	6.5%	-0.3%

Bars show deviation from Georgia

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

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