

FOR SALE

0.86 ACRES - PAD SITE



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

2695 WATSON BLVD WARNER ROBINS, GA

SALE PRICE: \$675,000



PATRICK BARRY

ASSOCIATE BROKER

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990 Riverside Drive

Macon GA 31201

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SALE

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WARNER ROBINS, GA

Property Overview:

0.86 AC Pad Site adjacent to a soon-to-come Valvoline and Dutch Bros Coffee at Watson Blvd and Carl Vinson Pkwy in Warner Robins, GA. Incredible exposure with Traffic Counts of 32,574 VPD on Watson Blvd and over 24,000 employees within 3 miles. Warner Robins is the 9th largest city in Georgia with a 7% growth in population expected over the next 5 years. Robins Air Force Base, consisting of over 25,000 personnel, is located just 5 minutes east of the site. Houston Healthcare serves over 300,000 patients annually with over 2,500 doctors, physicians, and staff. Zoned C-3

TRAFFIC COUNTS: 32,574 VPD – Watson Blvd; 11,400 VPD – Carl Vinson Pkwy

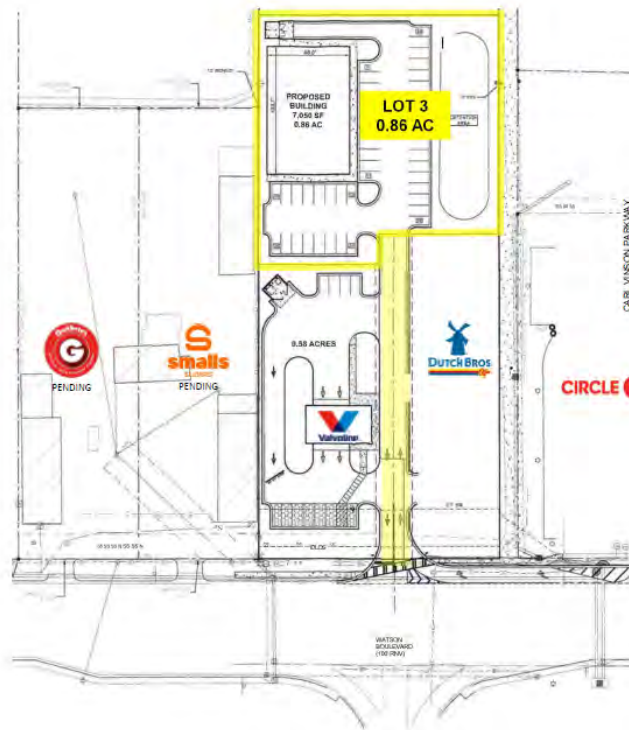
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SALE

2695 WATSON BLVD
WARNER ROBINS, GA

5 MILE RADIUS

Key Facts

2695 Watson Blvd, Warner Robins, Georgia, 31093
Ring of 5 miles

KEY FACTS

119,464

Population



Average
Household Size

37.4

Median Age

\$76,166

Median Household
Income

EDUCATION

6.6%

No High School
Diploma



28.4%
High School
Graduate



33.8%
Some College/
Associate's Degree



31.2%
Bachelor's/Grad/
Prof Degree

BUSINESS



3,375

Total Businesses



53,728

Total Employees

EMPLOYMENT



White Collar

60.8%



Blue Collar

24.4%



Services

14.8%



4.7%
Unemployment
Rate

INCOME



\$76,166

Median Household
Income



\$37,258

Per Capita Income



\$165,686

Median Net Worth

2026 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.2%)

The smallest group: \$15,000 - \$24,999 (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	10.8%	+0.7%	
\$15,000 - \$24,999	5.0%	+0.4%	
\$25,000 - \$34,999	7.1%	+1.2%	
\$35,000 - \$49,999	11.7%	+1.6%	
\$50,000 - \$74,999	14.4%	+1.3%	
\$75,000 - \$99,999	14.8%	+0.3%	
\$100,000 - \$149,999	19.2%	-0.4%	
\$150,000 - \$199,999	9.3%	-3.0%	
\$200,000+	7.7%	-2.2%	

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