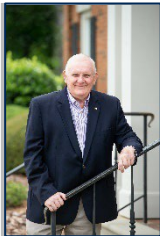


# BUILDING SUPPLY PROPERTY OR POTENTIAL COMMERCIAL REDEVELOPMENT FOR SALE

2756 WATSON BLVD  
WARNER ROBINS , GA 31093

±47,665 SF  
18.96AC

**\$5,500,000**



**JIM ROLLINS C: 478.361.4400**

[JROLLINS@THESUMMITGROUPMACON.COM](mailto:JROLLINS@THESUMMITGROUPMACON.COM)

4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

**O: 478.750.7507**

[WWW.THESUMMITGROUPMACON.COM](http://WWW.THESUMMITGROUPMACON.COM)



## PROPERTY INFORMATION

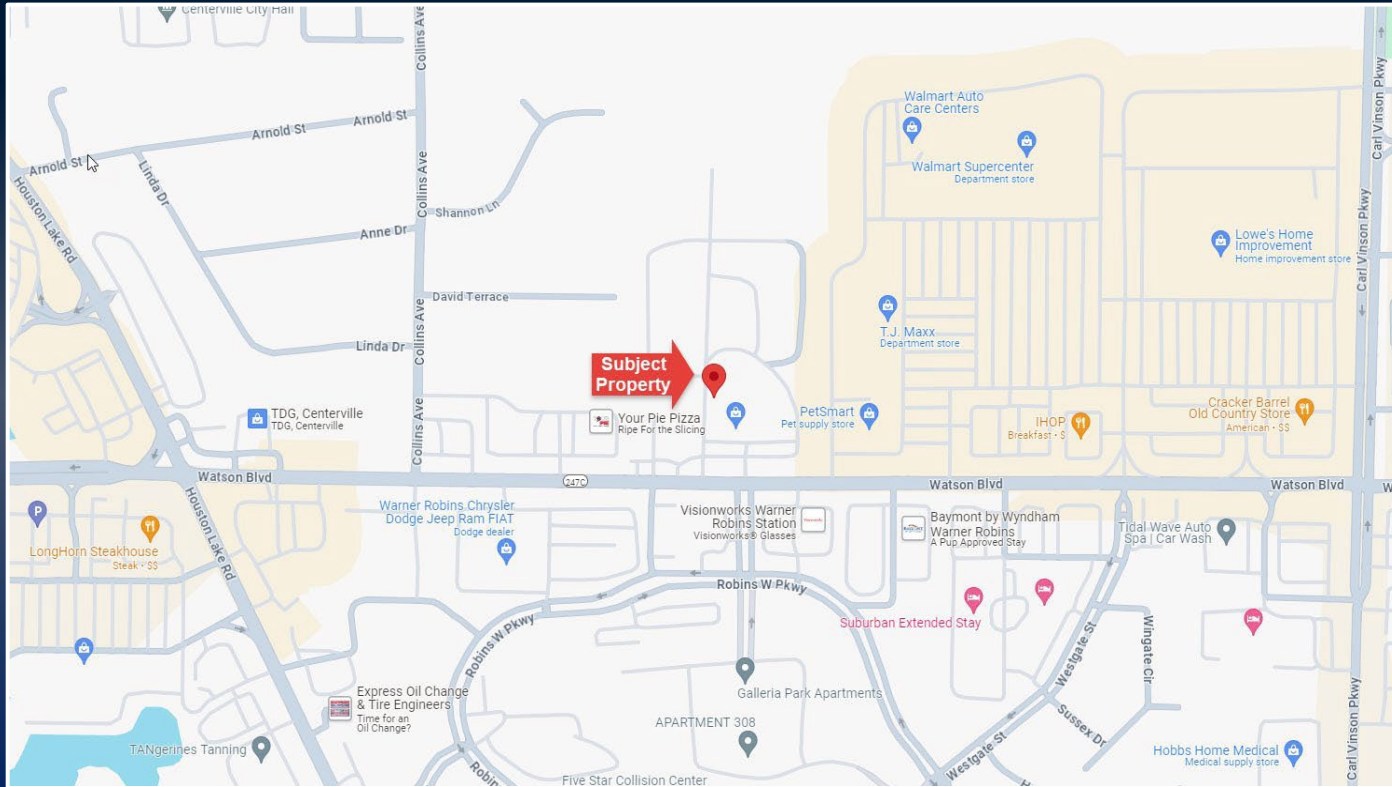
- Approximately 425 Front Feet
- 2 Curb Cuts – one with traffic signal
- Access On West Side of Property By way of residential Street, David Ter.
- Lease In Place Until July 2026 ( Call for Details )
- Main Building Approximately 47,665 SF
- 12 Storage Sheds
- Zoned C-1, Water & Sewer
- Traffic Count ( GDOT Estimate Watson BLVD 34,400 VPD )



2756 WATSON BLVD  
WARNER ROBINS , GA 31093



# MAP



## 2756 WATSON BLVD WARNER ROBINS, GA 31093



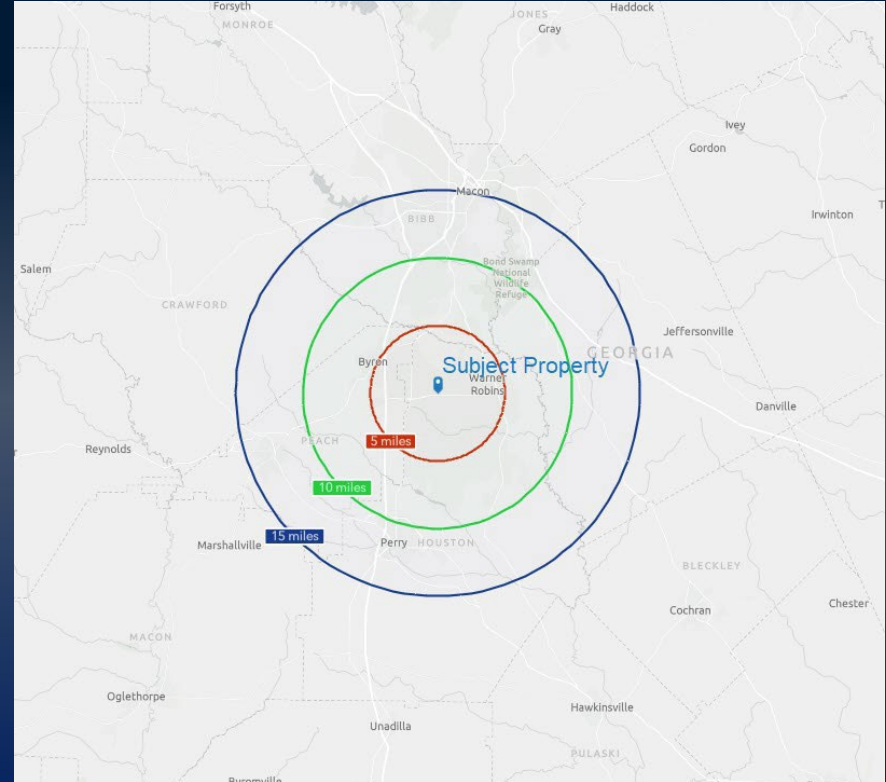
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## DEMOGRAPHICS & INCOME SALARY

Traffic Count ( GDOT Estimate Watson BLVD 34,400 VPD )

### Demographics:

	<u>5 Miles</u>	<u>10 Miles</u>	<u>15 Miles</u>
<b>2024 Population:</b>	115,872	182,271	275,342
<b>2029 Population Estimate:</b>	120,703	190,900	284,643
<b>2024 Households:</b>	45,801	70,048	104,615
<b>2029 Households Estimate:</b>	48,259	74,101	109,441
<b>2024 Average HH Income:</b>	\$90,937	\$98,260	\$87,184
<b>2029 Average HH Income Estimate:</b>	\$106,763	\$115,390	\$103,418



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# AERIAL



## 2756 WATSON BLVD WARNER ROBINS, GA 31093

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PICTURES



2756 WATSON BLVD  
WARNER ROBINS , GA 31093

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