

FOR SALE

0.86 ACRES - PAD SITE

2695 WATSON BLVD WARNER ROBINS, GA

SALE PRICE: \$675,000



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY



PATRICK BARRY

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Macon GA 31201

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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.

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

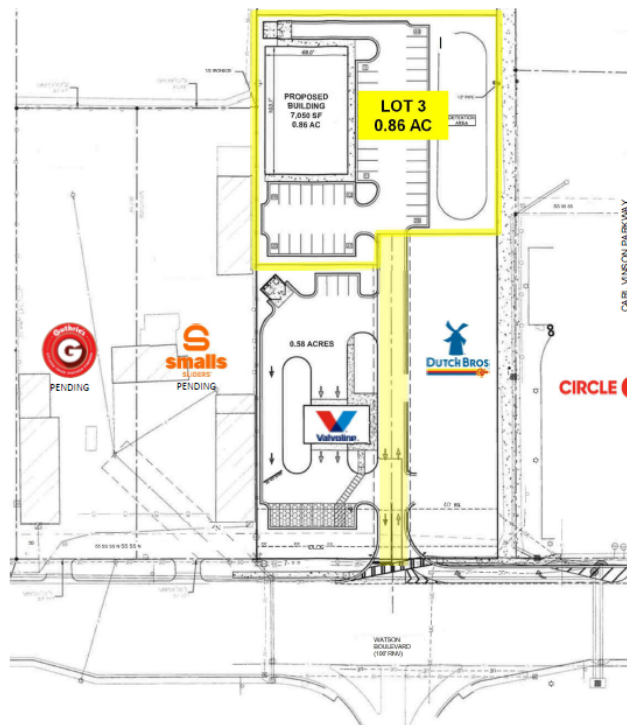
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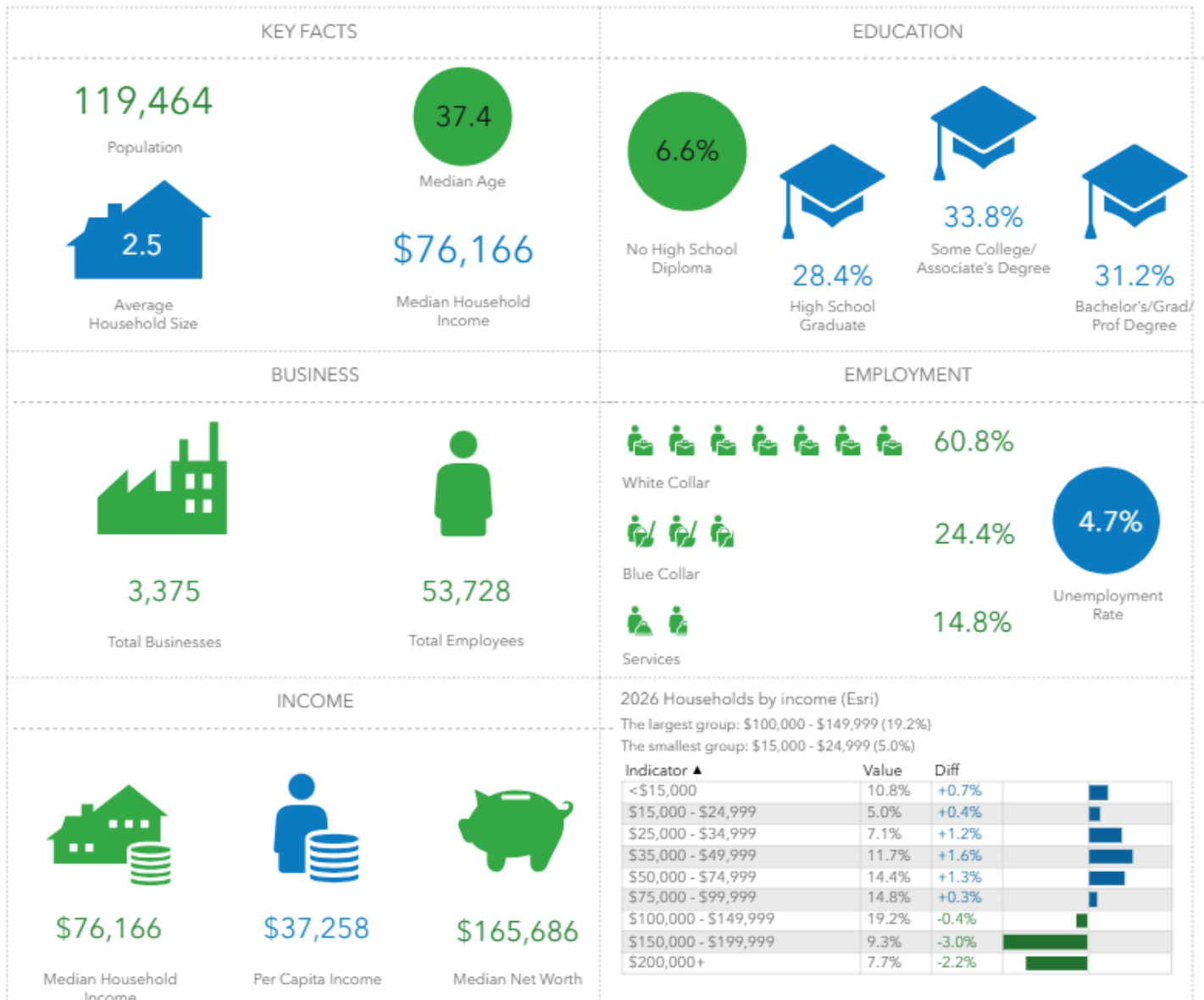
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5 MILE RADIUS

Key Facts

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



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