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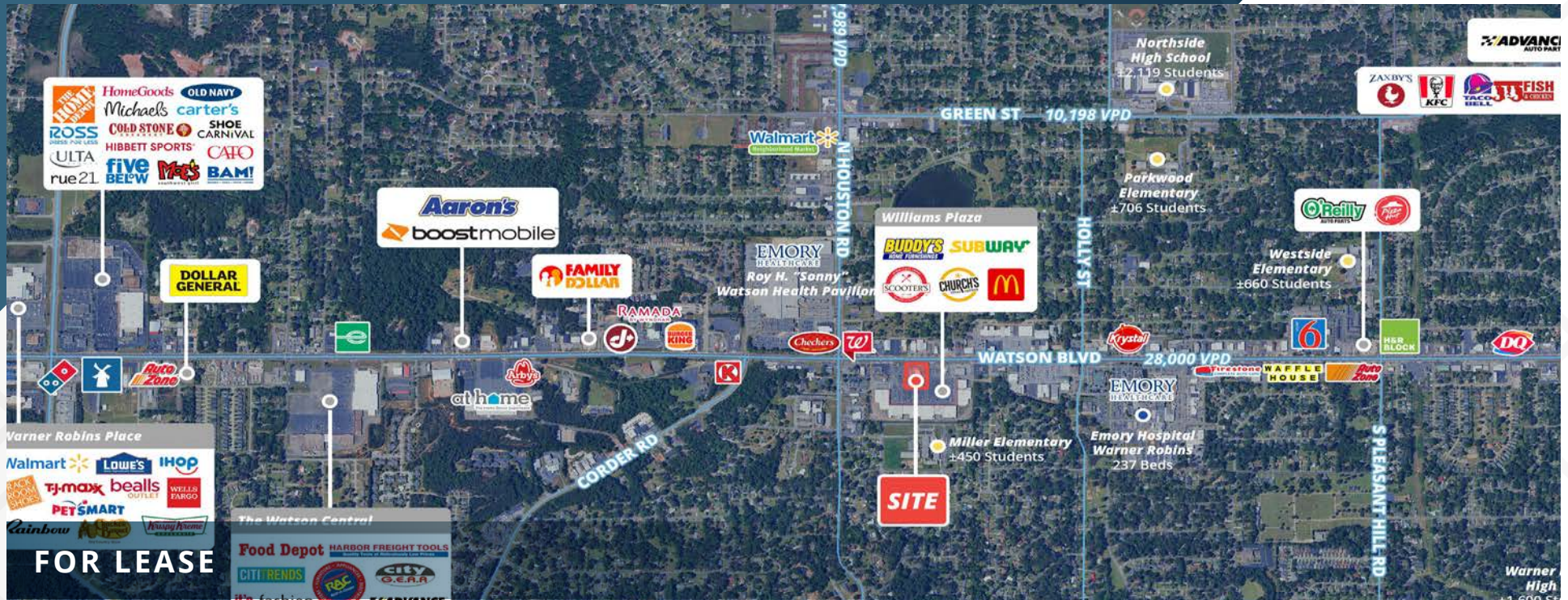
Former Restaurant with Drive-Thru

1867 Watson Boulevard | Warner Robins, GA 31093



Former Restaurant with Drive-Thru

1867 Watson Boulevard | Warner Robins



4,042 SF

Building | Available

1.17 Acres

Land | Available

Contact
Broker

Rate



CLICK HERE FOR
VIRTUAL TOUR

ABOUT THE PROPERTY

- Rare freestanding restaurant with excellent exposure on Watson Blvd
- Zoned C-2
- ±180' frontage along Watson Blvd
- Two lane drive-thru
- Pylon signage available along Watson Blvd
- 3 Miles from Robins Air Force Base
- 2 Minute drive to Houston Health Care Hospital

JOIN THESE RETAILERS



TRAFFIC COUNTS

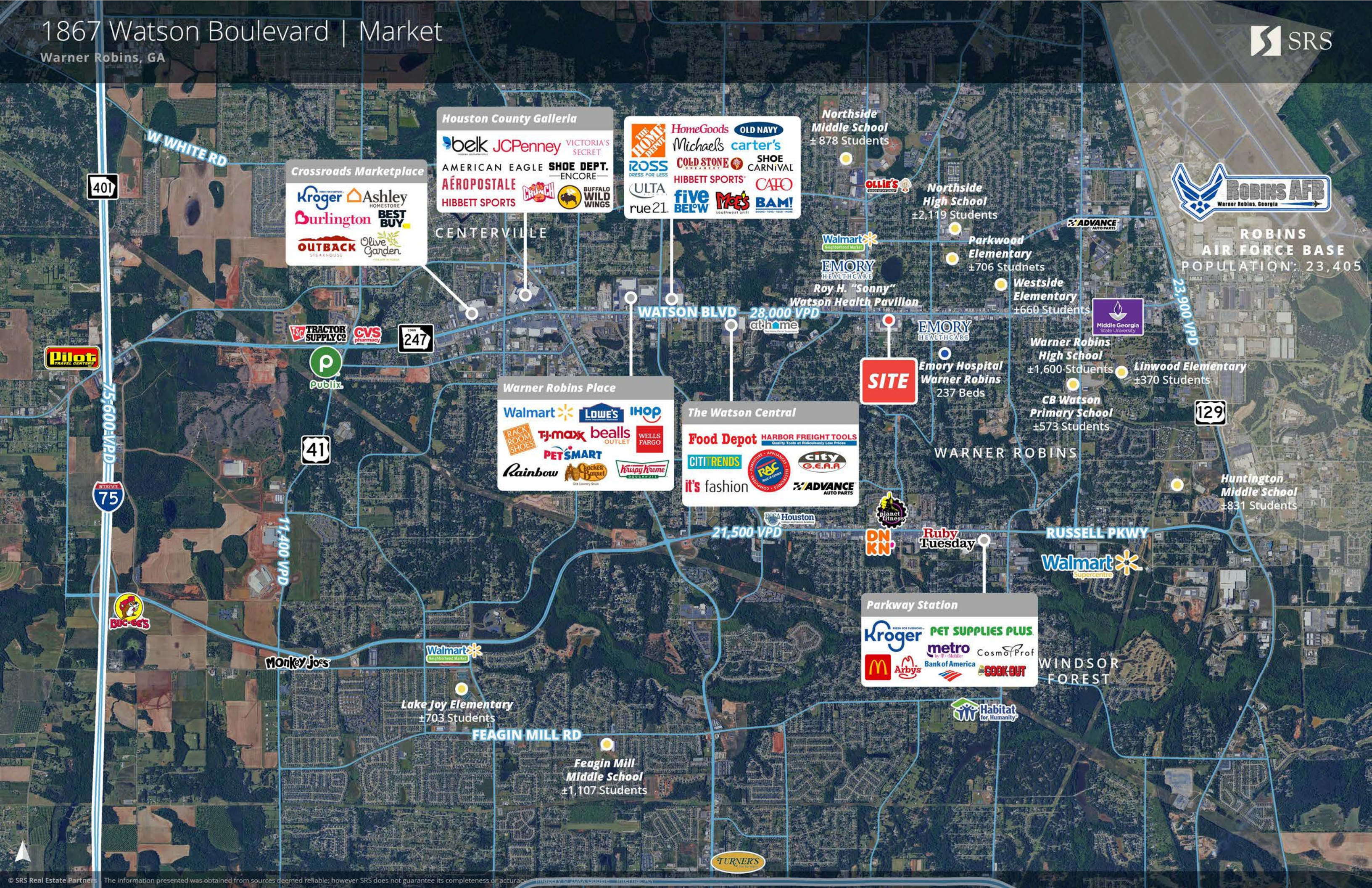
Watson Blvd

28,000 VPD

Year: 2025 | Source: GDOT

1867 Watson Boulevard | Market

Warner Robins, GA



Houston County Galleria

belk JCPenney VICTORIA'S SECRET
AMERICAN EAGLE SHOE DEPT. ENCORE
AÉROPOSTALE HIBBETT SPORTS BUFFALO WILD WINGS

Crossroads Marketplace

Kroger Ashley HOMESTORE
Burlington BEST BUY
OUTBACK STEAKHOUSE Olive Garden

HomeGoods OLD NAVY
Michaels carter's
ROSS DRESS FOR LESS COLD STONE SHOE CARNIVAL
HIBBETT SPORTS' CATO
rue21 five BEL'W Me's BAM!

Northside Middle School
± 878 Students

Northside High School
± 2,119 Students



ROBINS AIR FORCE BASE
POPULATION: 23,405

Parkwood Elementary
± 706 Students

Westside Elementary
± 660 Students

Warner Robins High School
± 1,600 Students

Linwood Elementary
± 370 Students

CB Watson Primary School
± 573 Students

Huntington Middle School
± 831 Students

Warner Robins Place

Walmart LOWE'S IHOP
RACK ROOM SHOES TJ-maxx bealls WELLS FARGO
PET SMART Rainbow Krispy Kreme

The Watson Central

Food Depot HARBOR FREIGHT TOOLS
CITI TRENDS RAC CITY G.E.A.
it's fashion ADVANCE AUTO PARTS

SITE

Emory Hospital Warner Robins
237 Beds

WARNER ROBINS

21,500 VPD

DN KN Ruby Tuesday

RUSSELL PKWY

Parkway Station

Kroger PET SUPPLIES PLUS
metro CosmoProf
McDonald's Arby's Bank of America GOOD-OUT

WINDSOR FOREST

FEAGIN MILL RD

Lake Joy Elementary
± 703 Students

Feagin Mill Middle School
± 1,107 Students



1867 Watson Boulevard | Trade Area

Warner Robins, GA



Northside Middle School
±1878 Students

Northside High School
±2,119 Students

Parkwood Elementary
±706 Students

Westside Elementary
±660 Students

Miller Elementary
±450 Students

Emory Hospital Warner Robins
237 Beds

Warner Robins High School
±1,600 Students

CB Watson Primary School
±573 Students

CARL VINSON PKWY

ELBERTA RD

17,989 VPD

GREEN ST 10,198 VPD

HOUSTON RD

HOLLYST

WATSON BLVD 28,000 VPD

CORDER RD

S PLEASANT HILL RD

N DAVIS DR

HomeGoods, Old Navy, Michaels, Carter's, Ross, Cold Stone Creamery, Shoe Carnival, Hibbett Sports, Cato, Ulta, Five Below, Me's, Rue21, BAM!

DOLLAR GENERAL

Aaron's, boostmobile

FAMILY DOLLAR

RAMADA, Burger King

at home

Warner Robins Place: Walmart, Lowe's, IHOP, TJ-maxx, Bealls Outlet, Wells Fargo, PetSmart, Rainbow, Krispy Kreme

The Watson Central: Food Depot, Harbor Freight Tools, Citi Trends, R&C, City G.E.A.R., It's Fashion, Advance Auto Parts

Walmart Neighborhood Market

Williams Plaza: BUDDY'S HOME FURNISHINGS, SUBWAY, SCOOTERS, CHURCH'S, McDonald's

EMORY HEALTHCARE Roy H. "Sonny" Watson Health Pavilion

O'Reilly Auto Parts, Pizza Hut

Zaxby's, KFC, Taco Bell, JJ Fish & Chicken

ADVANCE AUTO PARTS

FAMILY DOLLAR

DOLLAR GENERAL

SITE

1867 Watson Boulevard

Warner Robins, GA



Miller Elementary
±450 Students



Williams Plaza



N HOUSTON RD
17,989 VPD



WATSON BLVD
28,000 VPD



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1867 Watson Boulevard | Warner Robins



DEMOGRAPHIC HIGHLIGHTS

1 MILE

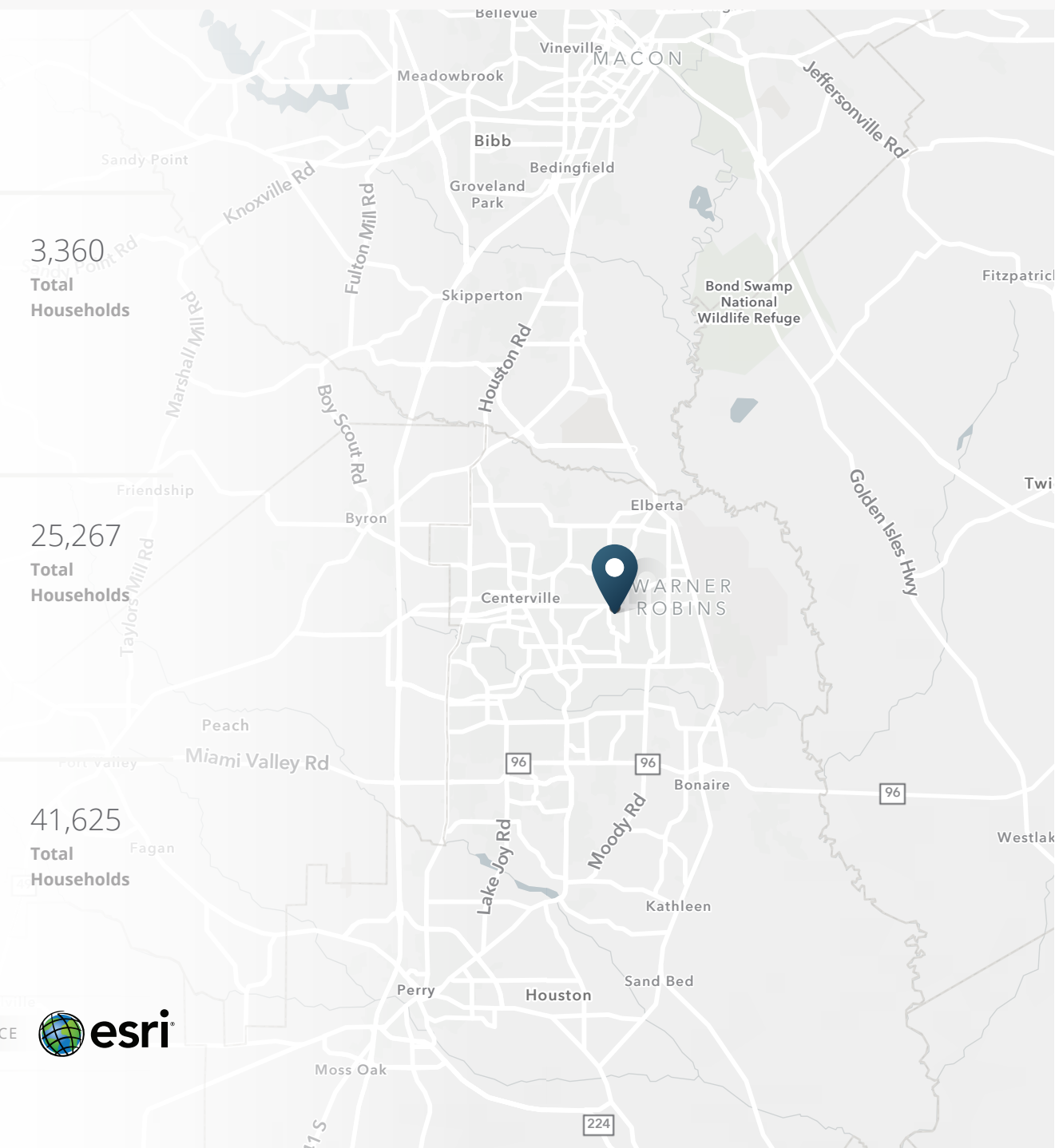
8,283 Population	12,215 Total Daytime Population	\$82,592 Average Household Income	3,360 Total Households
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3 MILES

62,160 Population	84,211 Total Daytime Population	\$72,361 Average Household Income	25,267 Total Households
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5 MILES

108,696 Population	119,582 Total Daytime Population	\$84,894 Average Household Income	41,625 Total Households
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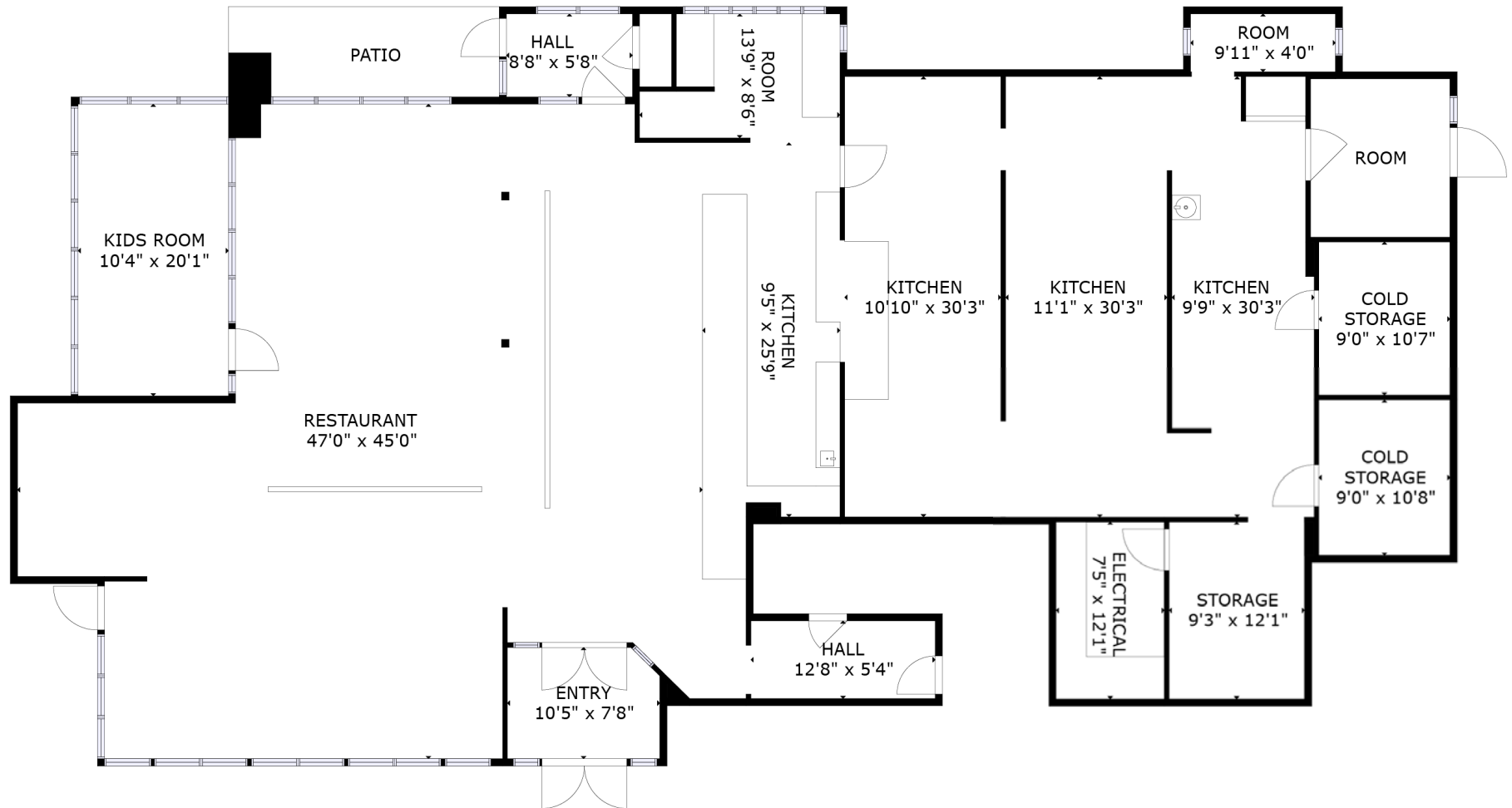


> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Floor Plan

1867 Watson Boulevard | Warner Robins



Additional Aerial

1867 Watson Boulevard | Warner Robins



Air Force Base

Hospital



BIRD'S EYE | FACING EAST

Additional Aerial

1867 Watson Boulevard | Warner Robins



Health Pavilion

BIRD'S EYE | FACING WEST



Additional Aerial

1867 Watson Boulevard | Warner Robins



Pylon Sign

BIRD'S EYE | CLOSEUP



SRS Real Estate Partners
3445 Peachtree Rd NE, Suite 950
Atlanta, GA 30326
404.231.2232

Stewart Preston

678.259.9569

stewart.preston@srsre.com

GA License No. 420929

Harrison Norman

678.686.0263

harrison.norman@srsre.com

GA License No. 441837

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