

**Retail Space For Lease**  
**4025 – 4027 Watson Boulevard**  
**Warner Robins, GA 31093**



Summary

Area Info

Photos

Aerial

Site Map

**Galleria Square**



**Galleria Suites**



**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 4025-4027 Watson Boulevard  
Warner Robins, GA 31093

**County:** Houston

**Total Size:** 82,827 SF

**Available:** **Galleria Square:**  
**Suite 280 – 1,086 SF**  
**Galleria Suites:**  
**Suite 230 – 1,400 SF**

**Parking:** Ample shared parking

**Traffic Count:** Watson Boulevard – 39,975 VPD

### SITE

**Site Size:** 3.26 Acres

**Parcel ID:** 0W78D0 172000

**Zoning:** C-2

**Galleria Square:**  
**LEASE RATE: \$16.00/SF**  
\$3.31/SF NNN

**Galleria Suites:**  
**LEASE RATE: \$16.00/SF**  
\$2.68/SF CAM, Taxes, and Insurance

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	5,618	44,786	109,494
Avg HH Income	\$102,072	\$100,631	\$101,351
Median Age	38.8	36.7	36.3

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### NOTES

Two inline suites available for lease. One 1,400 SF area available for lease in the Galleria Suites and one 1,086 SF area available for lease, starting October 1, 2026, in the Galleria Square. Center offers a great tenant mix and high visibility. Space is suitable for a wide range of office, retail, and service-based commercial use and is a perfect opportunity for establishing a presence within a major Warner Robins retail corridor.

### LOCATION

Property is located on Watson Boulevard the highly trafficked retail corridor in Warner Robins. Surrounding neighbors include big box retailers such as Kroger, Aldi, Best Buy and Target. Other neighbors include Galleria Mall, Burlington, Kohl's, Hobby Lobby, Academy Sports, McDonald's, Outback, Olive Garden, Chick-fil-A, Jim N' Nick's BBQ, Holiday Inn Express, Wingate by Wyndham, Bio Life Plasma, Gentiva Hospice, and many more retailers, restaurants, hotels and professional offices.

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## SUITE 230 PHOTOS



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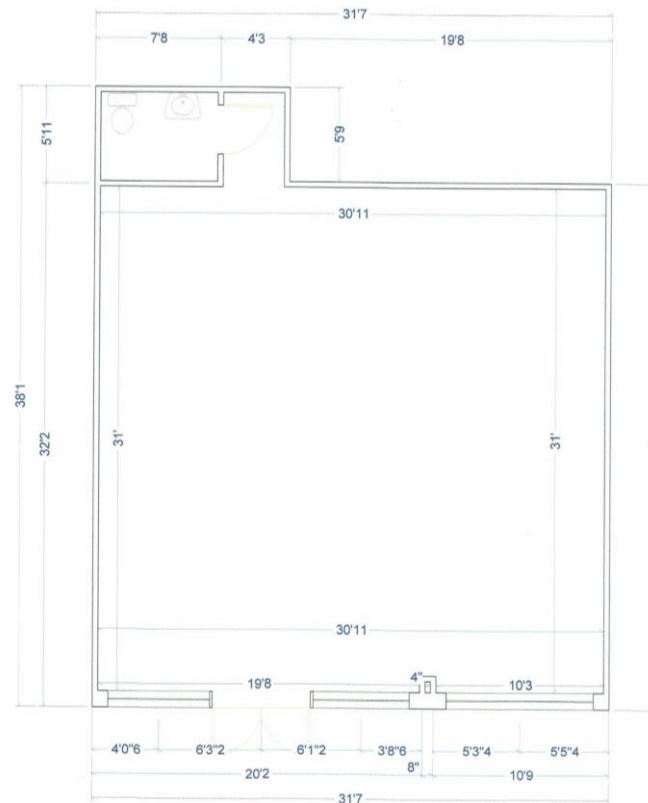
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## SUITE 280 FLOOR PLAN



Galleria Square  
Suite 280

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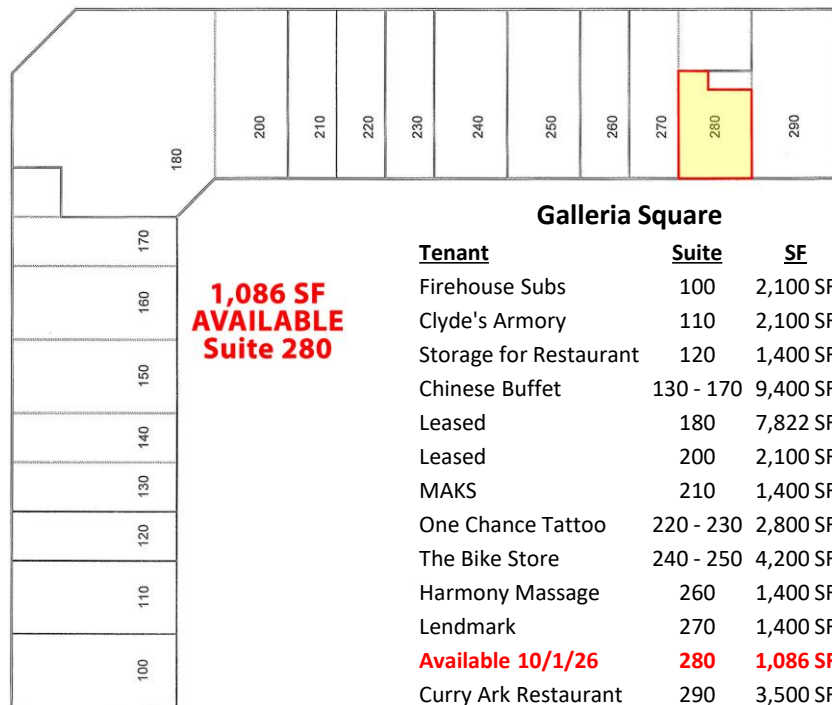
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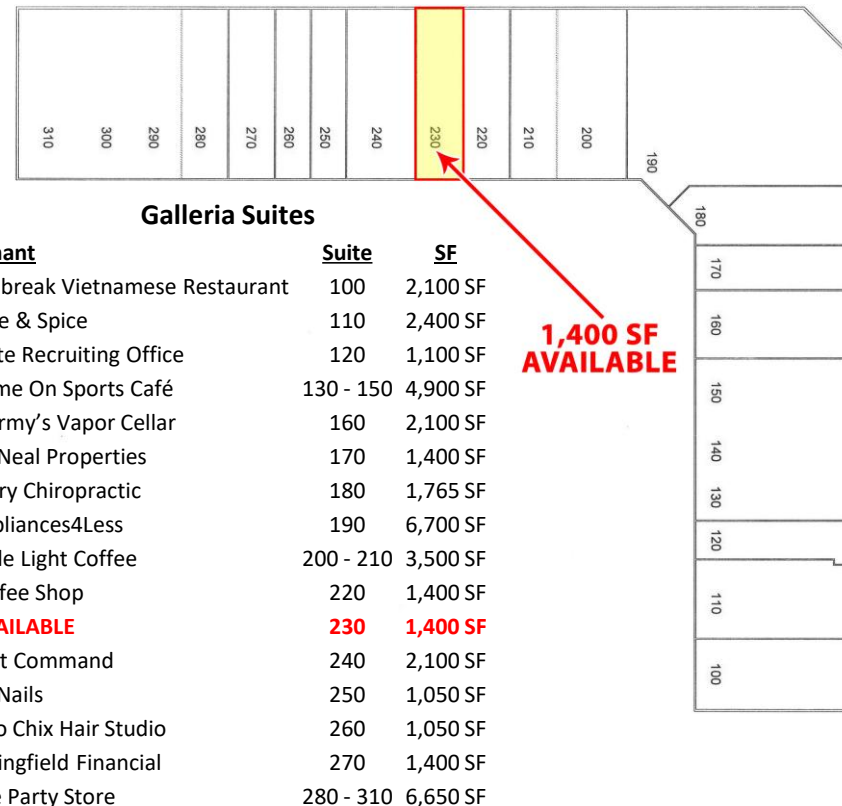


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**GALLERIA SQUARE**



**GALLERIA SUITES**



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