

# Retail Space For Lease

4025 – 4027 Watson Boulevard  
Warner Robins, GA 31093



Summary

Area Info

Photos

Aerial

Site Map

## Galleria Square



## Galleria Suites



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

### 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 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

**LEASE RATE: \$16.00/SF**

**\$2.68/SF CAM, Taxes, and Insurance**

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	5,438	44,102	110,157
Avg HH Income	\$92,719	\$94,750	\$97,398
Median Age	39.0	36.7	36.3

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### NOTES

One inline suite available for lease. Space would be ideal for offices, retail, or restaurant. Center offers a great tenant mix and high visibility.



### 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 PHOTOS



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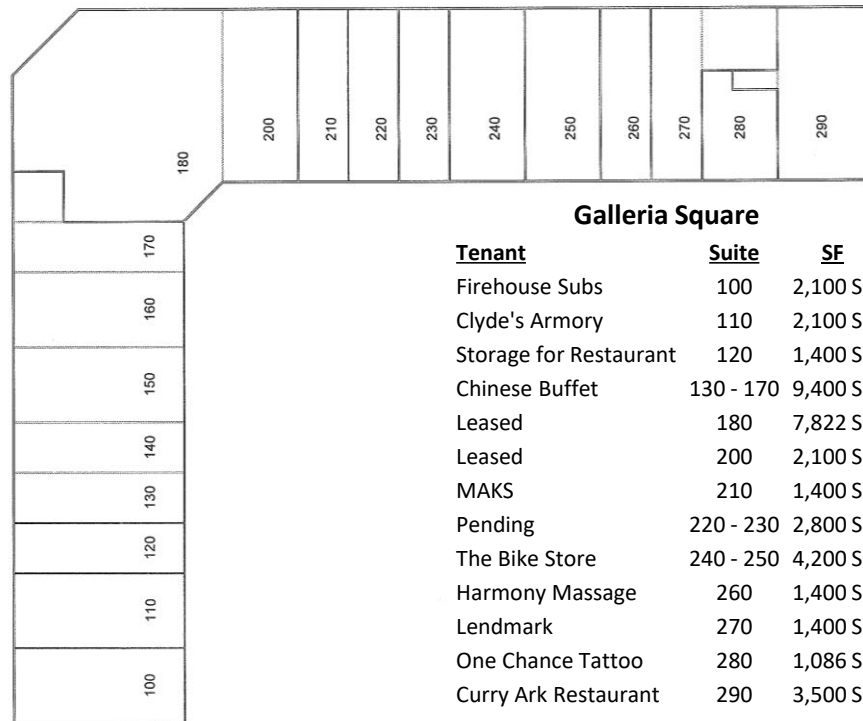
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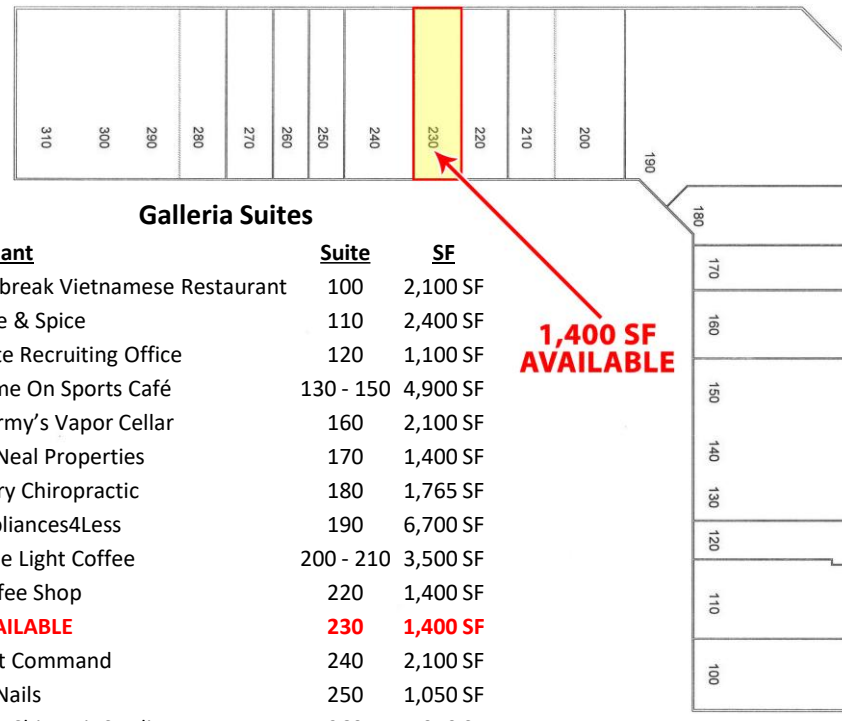


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**GALLERIA SQUARE**



**GALLERIA SUITES**



**1,400 SF AVAILABLE**

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