

# PUBLIX AT GUNN BATTLE

6015 Watson Blvd. Byron, GA 31008

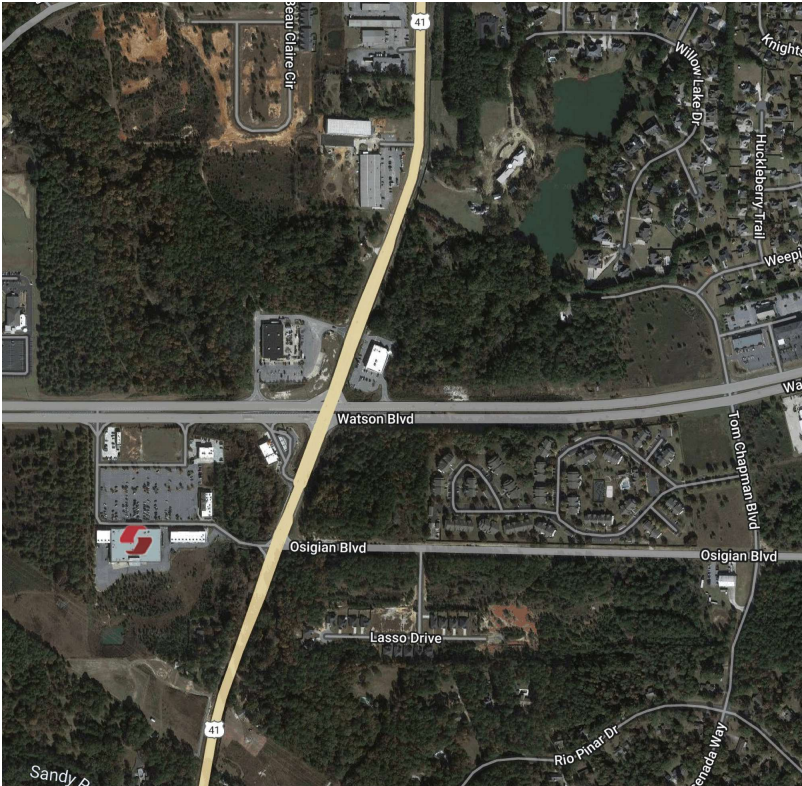


## PROPERTY HIGHLIGHTS

- 1,200 SF and 1,400 SF spaces available now
- Located 1.5 miles east of I-75 at Watson Blvd and US Highway 41
- Ideally located along the primary retail corridor of Warner Robins and Byron, GA
- Benefits from nearby residential growth and proximity to Robins Air Force Base’s 25,500 employees

## DEMOGRAPHICS    3 MILES    5 MILES    7 MILES

|                   |          |          |          |
|-------------------|----------|----------|----------|
| Total Households  | 14,467   | 36,427   | 54,747   |
| Total Population  | 36,182   | 92,691   | 140,618  |
| Average HH Income | \$91,136 | \$93,723 | \$90,986 |



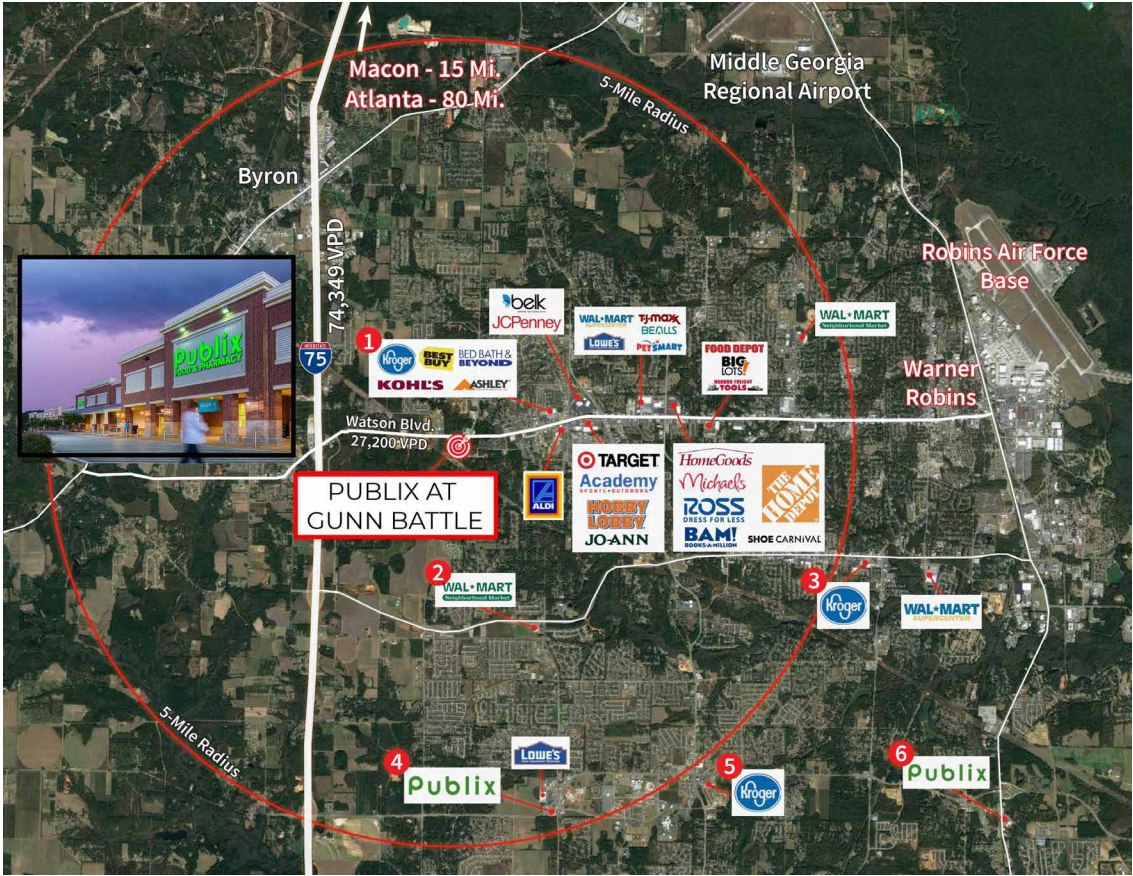
The Sembler Company | 800.940.6000 | <https://www.sembler.com>

**JESSICA MORENO**  
727.344.8134  
[jessica.moreno@sembler.com](mailto:jessica.moreno@sembler.com)

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.

# PUBLIX AT GUNN BATTLE

6015 Watson Blvd. Byron, GA 31008



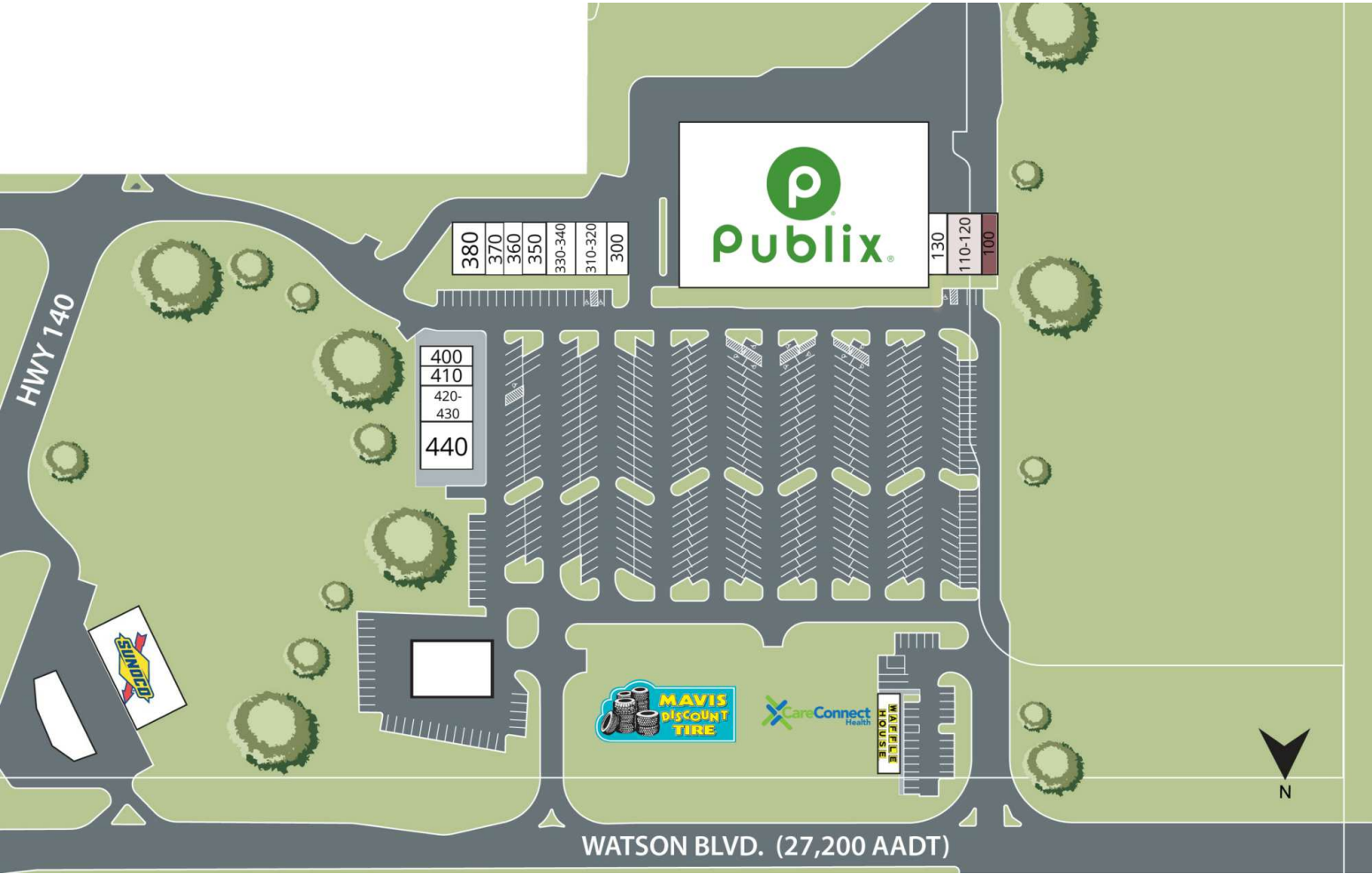
The Sembler Company | 800.940.6000 | <https://www.sembler.com>

JESSICA MORENO  
727.344.8134  
[jessica.moreno@sembler.com](mailto:jessica.moreno@sembler.com)

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.

# PUBLIX AT GUNN BATTLE

6015 Watson Blvd. Byron, GA 31008



## SITE PLAN & AVAILABILITY

|         |                      |           |         |                               |          |
|---------|----------------------|-----------|---------|-------------------------------|----------|
| 100     | AVAILABLE            | 1,400 SF  | 360     | Mariner Finance               | 1,147 SF |
| 110-120 | Passion Nails        | 2,800 SF  | 370     | Waxing the City               | 1,483 SF |
| 130     | Republic Finance     | 1,400 SF  | 380     | Care Connect                  | 2,170 SF |
| 200     | Publix               | 54,340 SF | 400     | Gunn Nutrition                | 1,200 SF |
| 300     | Lease Pending        | 1,200 SF  | 410     | Lease Pending                 | 1,200 SF |
| 310-320 | Maximum One Realtors | 2,400 SF  | 420-430 | Hands of Hope Animal Hospital | 2,534 SF |
| 330-340 | Athletico            | 2,400 SF  | 440     | Sol Azteca Mexican Grill      | 3,801 SF |
| 350     | Colossal Fitness     | 1,200 SF  |         |                               |          |

The Sembler Company | 800.940.6000 | <https://www.sembler.com>

JESSICA MORENO  
727.344.8134  
[jessica.moreno@sembler.com](mailto:jessica.moreno@sembler.com)

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.