

SALE

STOREFRONT RETAIL
1711 WATSON BOULEVARD
WARNER ROBINS, HOUSTON COUNTY, GEORGIA 31093



SALES PRICE: \$311,000

LOCATION OVERVIEW

- Prime position on **Warner Robin's main commercial corridor, Watson Boulevard**
- **High-visibility** site with strong daily traffic exposure
- **Positioned along a dense retail stretch** with national retailers, restaurants, and service users nearby
- **Minutes from Robins Air Force Base**, a major regional economic driver
- **Strong surrounding residential base** supporting consistent consumer demand
- **Easy regional access** via Watson Blvd/GA-247 with connectivity to I-75
- **Stable, established trade area** with strong daytime and permanent population base

PROPERTY HIGHLIGHTS

Commercial Property - 3,750± SF

This property is ideal for businesses seeking an adaptable space in an established commercial area with strong visibility and parking.

- **3,750± SF** commercial space offers an excellent opportunity for a wide range of business uses
- **Wide open floor plan** - flexible layout for retail, office, or service use
- **One restroom**
- **Built in 1961**
- **0.11 Acre lot**
- **C-2 zoning** - supports a broad range of commercial uses
- **Ample shared parking** - large lot providing abundant customer parking
- 2025 Property Taxes: \$1,599.38 (City & county total)
- Neighboring retailers consist of Wilson's Bakery, Dino's Gym, Luxury Nails, Home Furniture & Mattress

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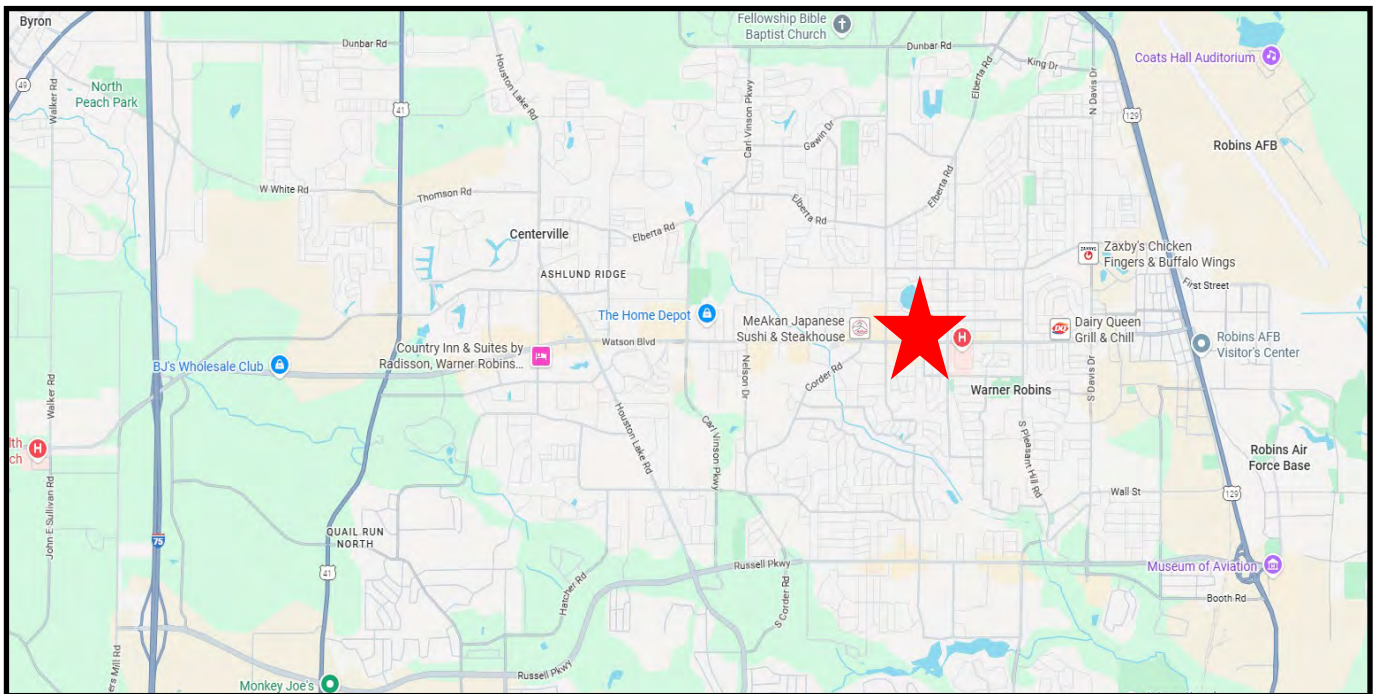
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