



## Ground Lease or Build-to-Suit Opportunity

### 0.76 Acres Available in Warner Robins, GA

- Located along the primary retail corridor of Warner Robins at Watson Boulevard in US Highway 41.
- Benefits from nearby residential growth in proximity to Robins Air Force Base - 25,500 employees.
- Near Houston Healthcare serving over 300,000 patients annually with over 2,500 doctors, physicians and staff within 5 miles of the site.
- Incredible exposure with traffic counts of 27,300 vehicles per day on Watson Boulevard.
- Warner Robins is the ninth-largest city in Georgia with 7% growth in population expected over the next 5 years.

4040 Watson Blvd.

Warner Robins, GA 31093

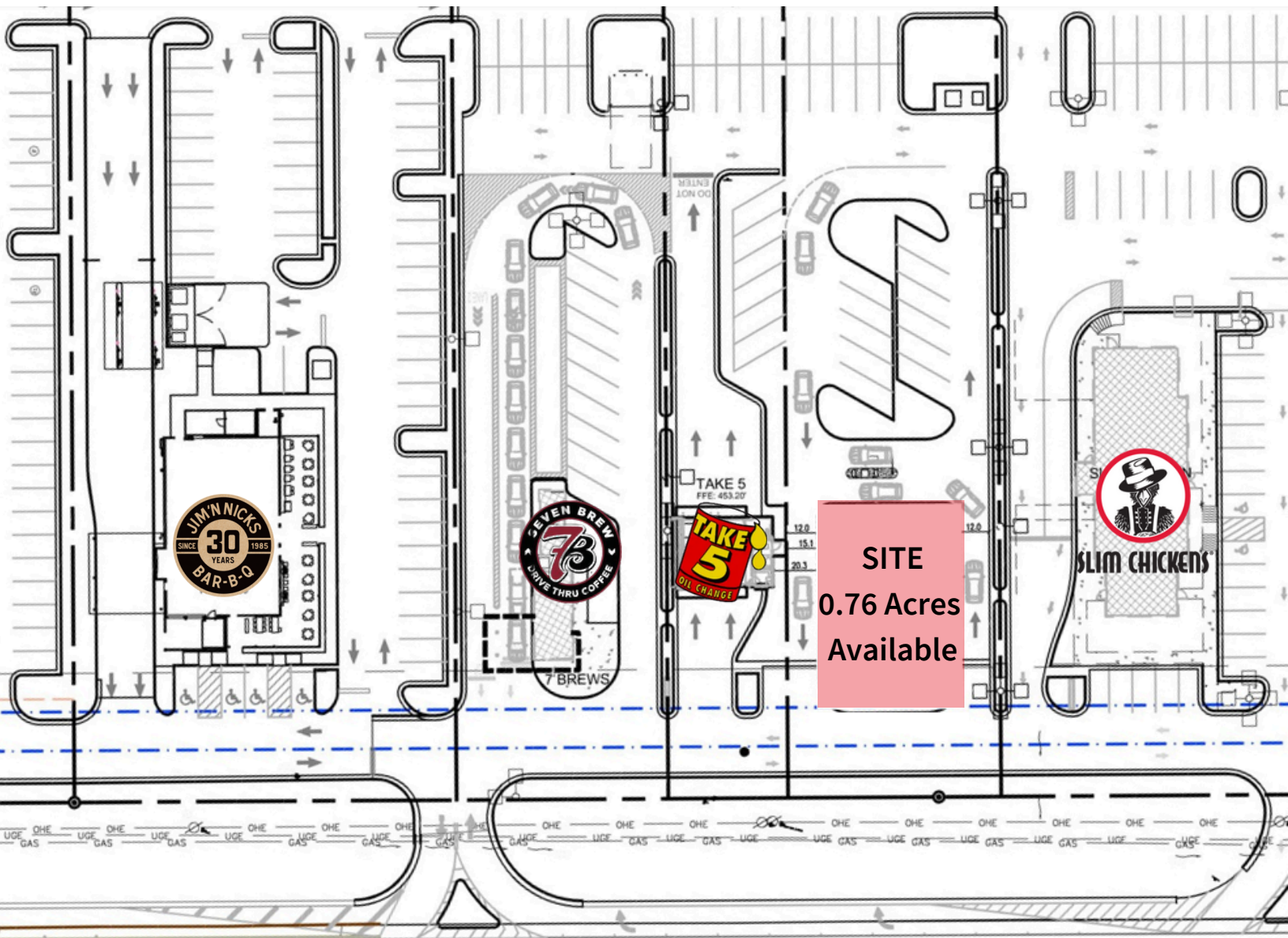
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[Google Maps Link](#)



# Site Plan



GA. STATE ROUTE 247 CONNECTOR (WATSON BLVD)

## Demographics

	1 Mile	5 Mile	10 Mile
Population 2024	6,255	108,007	186,643
Daytime Population 2024	7,846	85,925	182,523
Households 2024	2,773	42,819	71,979
Average Household Income 2024	\$84,912	\$92,913	\$97,908

Source: Esri, 2025