



Property Summary

GROUND LEASE or PURCHASE: 0.86 AC Pad Site adjacent to a soon-to-come Valvoline and Dutch Bros Coffee at Watson Blvd and Carl Vinson Pkwy in Warner Robins, GA.

Incredible exposure with Traffic Counts of 32,574 VPD on Watson Blvd and over 24,000 employees within 3 miles.

Warner Robins is the 9th largest city in Georgia with a 7% growth in population expected over the next 5 years.

Robins Air Force Base, consisting of over 25,000 personnel, is located just 5 minutes east of the site.

Houston Healthcare serves over 300,000 patients annually with over 2,500 doctors, physicians, and staff.



TRAFFIC COUNTS

32,574 VPD – Watson Boulevard
11,400 VPD – Carl Vinson Parkway

Total Population:

Daytime Population:

Avg HH Income:

	1-Mile	3-Mile	5-Mile
Total Population:	6,120	58,290	114,591
Daytime Population:	5,490	24,260	57,094
Avg HH Income:	\$53,471	\$67,664	\$74,578



