



## Property Summary

LEASE OR SALE: **0.50 AC Pad Site** at the intersection of Watson Blvd and Carl Vinson Pkwy in Warner Robins, GA.

The property is Zoned C2 – General Commercial and has **Full Access on Watson Boulevard (32,574 VPD)**.

Per local jurisdictions, there are **no side-building setbacks**.

Exceptionally strong daytime business in the area with **24,260 employees within 3 miles** from the site.

Robins Air Force Base, consisting of **25,000+ Personnel**, is located just 5 minutes east of the site.

Houston Healthcare (300,000 patients annually) is just down the street and has **Over 2,500 doctors 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







# 0.50 AC PAD SITE

## Property Site Plan

