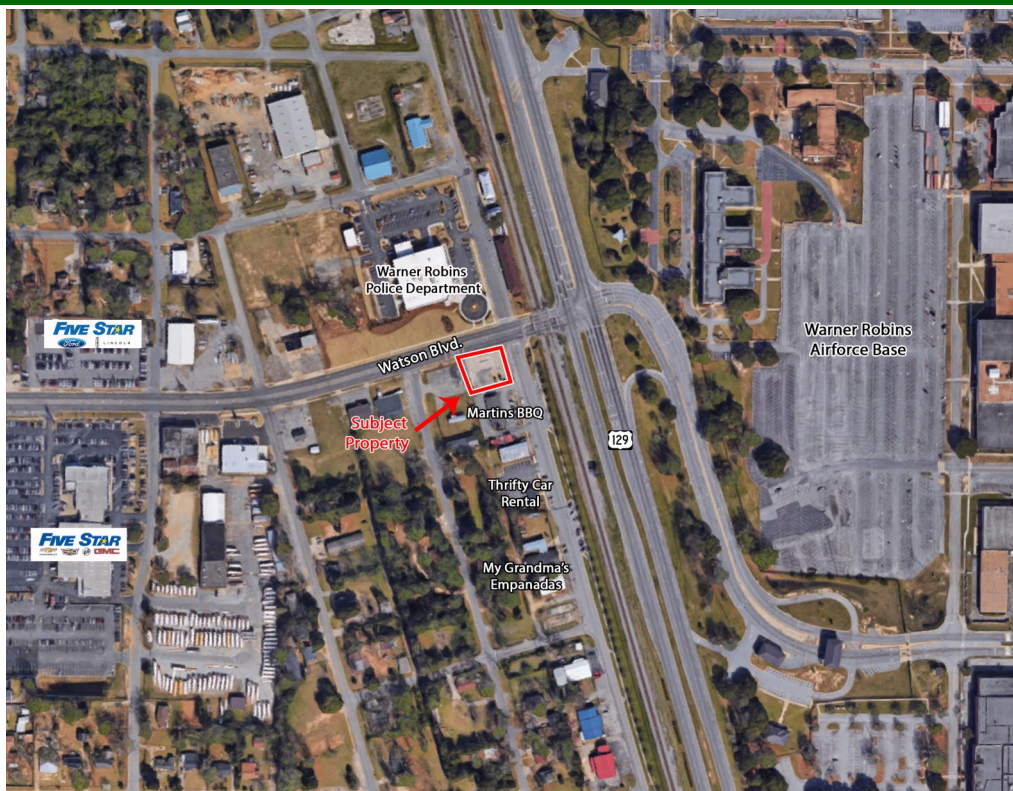


Corner Lot For Sale 101 Watson Boulevard-Warner Robins, GA.



Lot Size: .23 acres
Frontage: 113' on Watson
Depth: 100'
Utilities: All available
Taxes: \$537.80
Neighbors: Martin's BBQ, Robins Air Force Base, and City of Warner Robins Offices
Topography: Level
Zoning: C-3 general concentrated commercial
Traffic Count: 7,020 VPD
Notes: This corner lot has access to Watson Blvd. as well as South Armed Forces Blvd. There is an alley in the rear of the property ideal location for small drive thru restaurant, (on breakfast side), remote ATM bank site. This site is 300 feet from entrance to Robins Air Force Base.

2016 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,546	34,385	70,612
Median Age	29.4	29.4	29.4
Average HH Income	\$40,944	\$48,947	\$58,911

Sale Price: \$60,000

Contact Trip Wilhoit, CCIM or Patty Burns, CCIM 478-746-9421

trip@fickling.com or patty@fickling.com

See detailed property information at www.fickling.com