

**FOR LEASE
RETAIL / OFFICE SUITES**



EBERHARDT & BARRY INC.

NEW CONSTRUCTION

**301 Watson Boulevard
Warner Robins, Houston County, Georgia 31093**

• FREE RENT AVAILABLE •



- Located .2 miles from Robins Air Force Base (See Base Highlights Page 4.)
- 3,000± SF Glass Front Retail / Office
 - Can be divided into two (2) 1,500± SF Suites
 - Landlord delivery - Vanilla Shell to include: exposed ceiling, light fixtures, rigid duct work, HVAC, ADA compliant restroom, painted walls, and building standard flooring chosen by Tenant, paid by Landlord.
 - Minimum lease term of 3 years
 - Parking: 17 on site spaces
- Property is in the HUBZone
- Zoned C3
- Daily Traffic Count of 17,200 VPD on Watson Boulevard; 22,310 VPD on Highway 247.

MONTHLY LEASE RATE: \$2,300 Gross (3,000± SF) • \$1,250 Gross (1,500± SF)

FOR MORE DETAILS CONTACT:

Revised 1/11/17

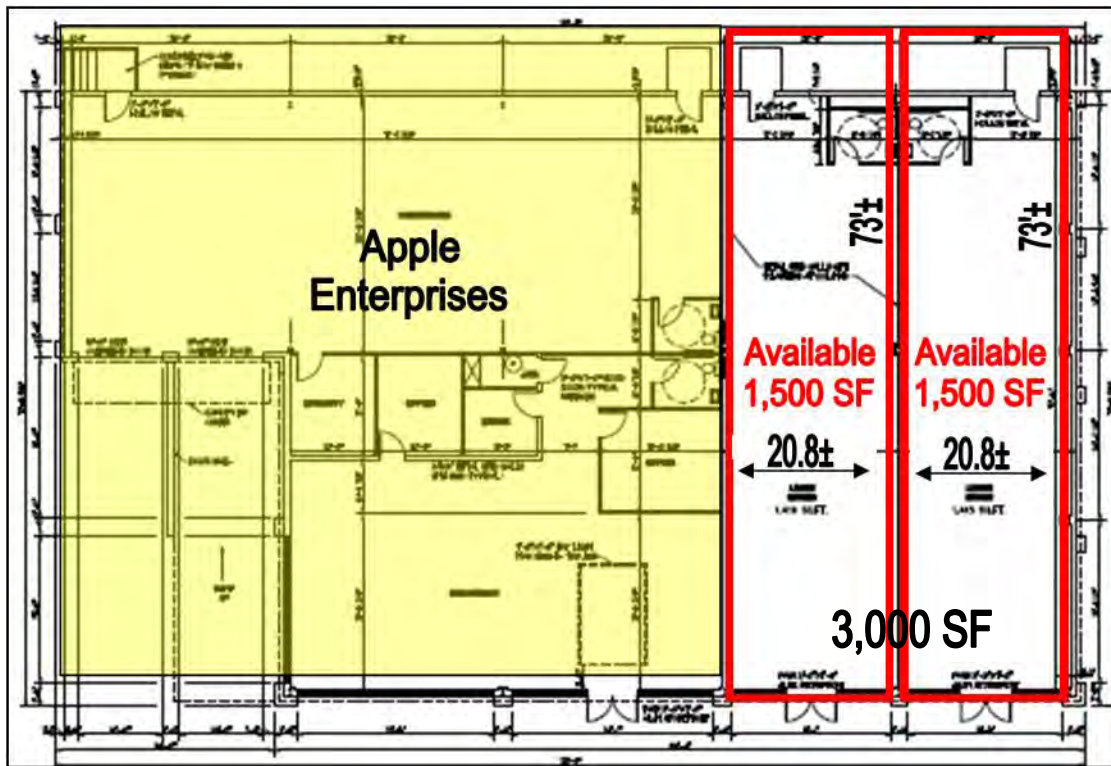
Stephanie Folsom, CCIM - EXCLUSIVE AGENT
stephanie@cbworldwide.com
Coldwell Banker Commercial Eberhardt & Barry Inc

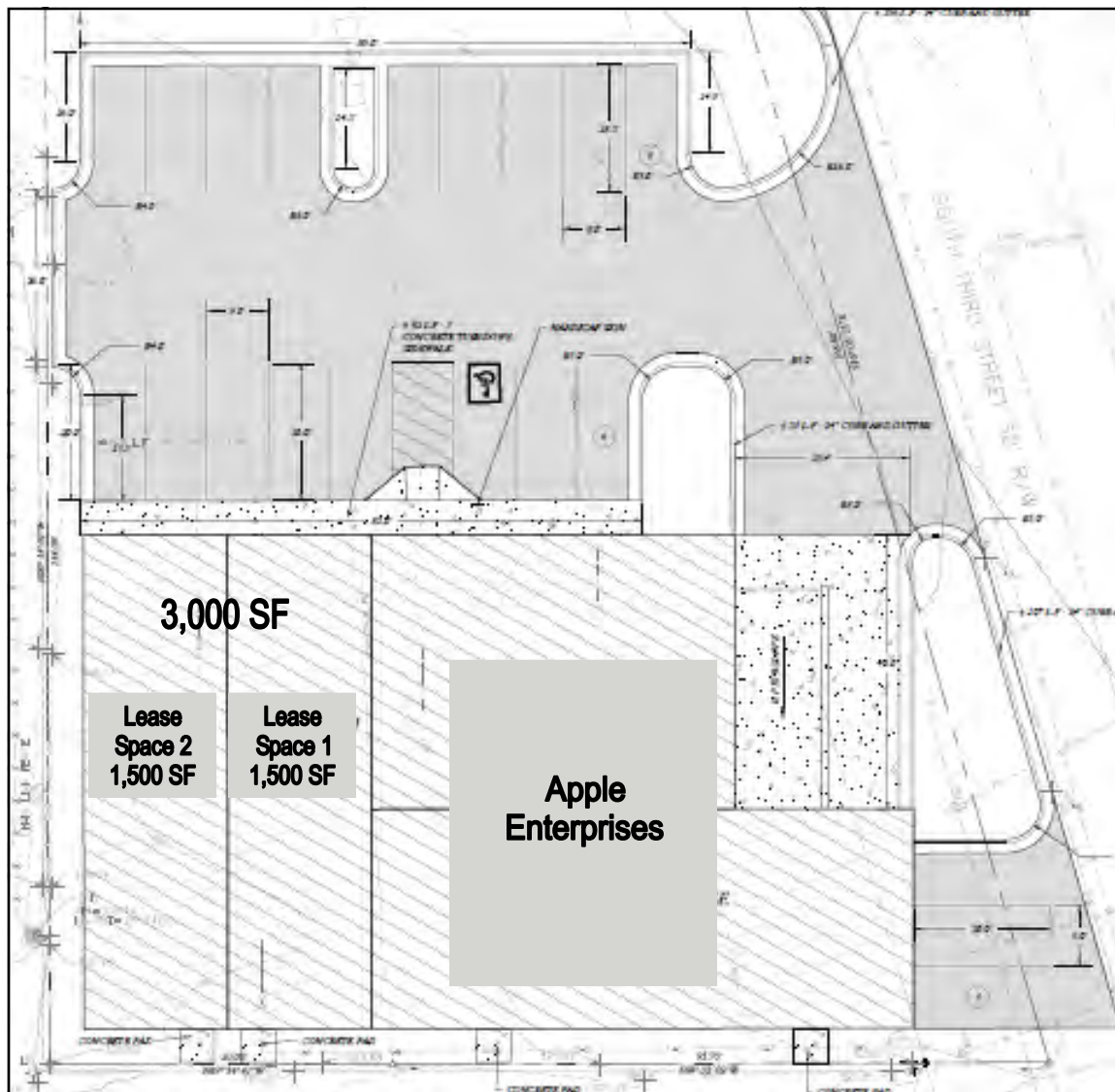
Main 478-746-8171 **Toll Free** 800-926-0990
Fax 478-746-1362 **Cell** 478-361-8259

990 Riverside Drive
Macon, GA 31201

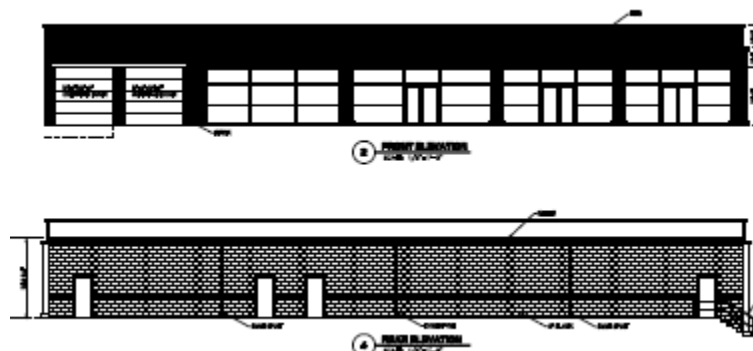
Coldwellbankercommercialeb.com

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FRONT/REAR ELEVATION





HIGHLIGHTS OF ROBINS AIR FORCE BASE

- Georgia's largest Industrial complex
- Total economic impact in Georgia \$2.9 billion
- Annual value of indirect jobs created \$1.2 billion
- Annual expenditures of \$245 million
- \$12M contract awarded for C-17 support equipment



Demographic and Income Profile

Houston County, GA
Geography: County

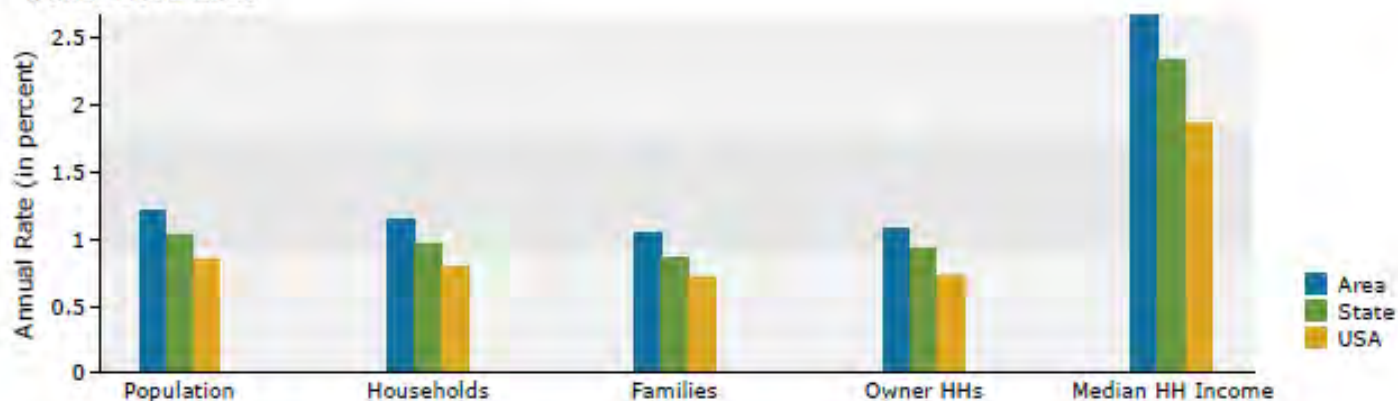
Prepared by Esri

Summary	Census 2010	2016	2021			
Population	139,900	150,339	159,747			
Households	53,051	56,518	59,814			
Families	37,874	39,996	42,126			
Average Household Size	2.61	2.63	2.64			
Owner Occupied Housing Units	35,364	35,427	37,401			
Renter Occupied Housing Units	17,687	21,091	22,413			
Median Age	34.5	35.4	36.1			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	1.22%	1.02%	0.84%			
Households	1.14%	0.96%	0.79%			
Families	1.04%	0.87%	0.72%			
Owner HHs	1.09%	0.93%	0.73%			
Median Household Income	2.68%	2.34%	1.86%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
	<\$15,000	6,369 11.3%	6,712 11.2%			
	\$15,000 - \$24,999	4,963 8.8%	4,921 8.2%			
	\$25,000 - \$34,999	5,589 9.9%	6,007 10.0%			
	\$35,000 - \$49,999	8,210 14.5%	5,066 8.5%			
	\$50,000 - \$74,999	10,597 18.7%	11,520 19.3%			
	\$75,000 - \$99,999	8,933 15.8%	10,696 17.9%			
	\$100,000 - \$149,999	7,882 13.9%	10,012 16.7%			
	\$150,000 - \$199,999	2,380 4.2%	2,985 5.0%			
\$200,000+	1,595 2.8%	1,895 3.2%				
Median Household Income	\$55,443		\$63,266			
Average Household Income	\$70,199		\$77,349			
Per Capita Income	\$26,766		\$29,315			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
	0 - 4	10,211 7.3%	10,319 6.9%	10,897 6.8%		
	5 - 9	10,345 7.4%	10,341 6.9%	10,725 6.7%		
	10 - 14	10,279 7.3%	10,446 6.9%	10,897 6.8%		
	15 - 19	10,563 7.6%	9,785 6.5%	10,195 6.4%		
	20 - 24	9,426 6.7%	10,469 7.0%	9,452 5.9%		
	25 - 34	19,992 14.3%	22,927 15.3%	24,989 15.6%		
	35 - 44	18,918 13.5%	19,496 13.0%	22,453 14.1%		
	45 - 54	21,205 15.2%	20,299 13.5%	18,552 11.6%		
55 - 64	14,390 10.3%	17,918 11.9%	19,662 12.3%			
65 - 74	8,463 6.0%	11,021 7.3%	13,389 8.4%			
75 - 84	4,706 3.4%	5,568 3.7%	6,459 4.0%			
85+	1,402 1.0%	1,750 1.2%	2,077 1.3%			
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
	White Alone	88,626 63.3%	90,295 60.1%	91,486 57.3%		
	Black Alone	39,998 28.6%	46,015 30.6%	51,470 32.2%		
	American Indian Alone	475 0.3%	504 0.3%	523 0.3%		
	Asian Alone	3,403 2.4%	4,328 2.9%	5,294 3.3%		
	Pacific Islander Alone	185 0.1%	247 0.2%	294 0.2%		
	Some Other Race Alone	3,360 2.4%	4,076 2.7%	4,689 2.9%		
	Two or More Races	3,853 2.8%	4,874 3.2%	5,991 3.8%		
	Hispanic Origin (Any Race)	8,515 6.1%	10,321 6.9%	12,195 7.6%		

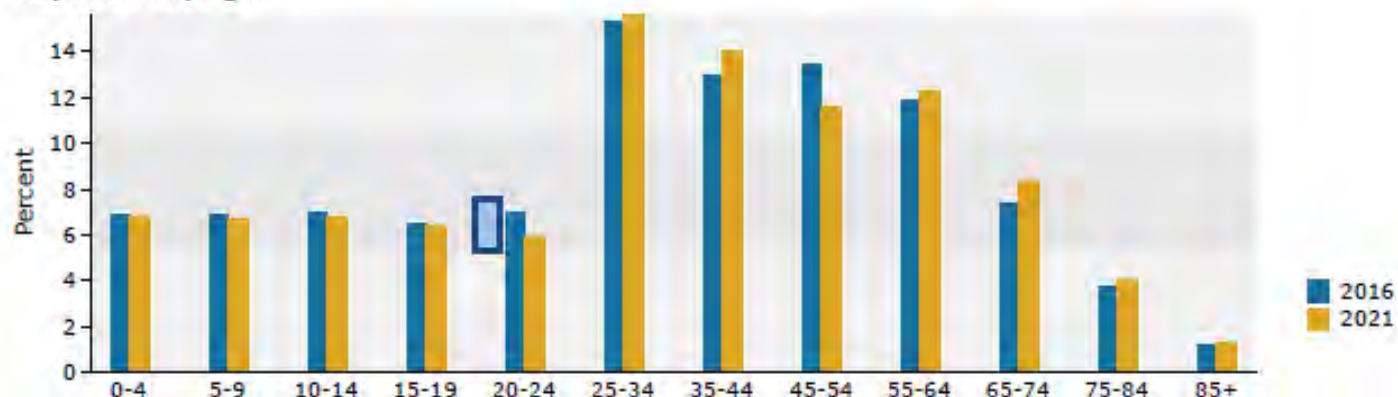
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

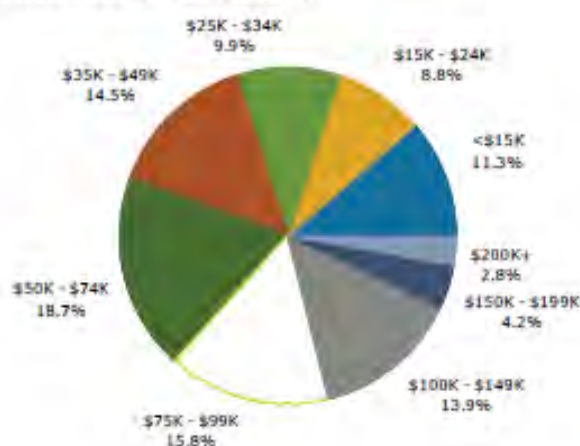
Trends 2016-2021



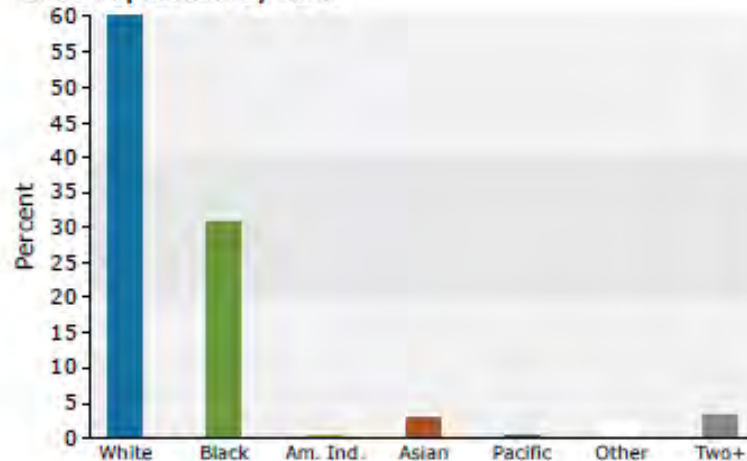
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 6.9%