

19.9 ACRES FOR SALE

120 Kennel Drive

Warner Robins, GA 31093



- Lot Size:** ±19.9 AC
- Zoning:** Commercial
- Frontage:** ±600' frontage on Watson Boulevard
- Traffic:** 28,700 VPD on Watson Boulevard
- Notes:** Opportunity for commercial or multifamily development.

2022 Demos	1 Mile	3 Mile	5 Mile
Population	6,195	60,400	111,053
Median Age	36.2	35.4	35.0
Average HHI	\$55,076	\$59,116	\$70,325

Investment income from ground lease. Existing structure onsite, approximately 4,928 square feet, used as veterinarian office.

Location: Close proximity to retail corridor of Watson Boulevard, with Home Depot, Lowes, Walmart, and many other retail stores and restaurants.

Sale Price: \$719,000

**FOR MORE
INFORMATION
CONTACT**

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