GARNER GROUP

# PUBLIX AT GUNN BATTLE

## 6015 Watson Blvd., Warner Robins, GA 31008

## PROPERTY HIGHLIGHTS

- **Square Footage:** 80,675
- **Traffic Counts:** 27,200 AADT
- **Property Details:**

  Publix at Gunn Battle is a 80,675 SF shopping center located in Warner Robins, GA, ideally positioned with high visibility along Watson Boulevard. Located directly off of I-75 along Warner Robins primary retail corridor, the center is less than 2 miles from Galleria Mall and a short drive to Robins Air Reserve Base.

  The Publix anchored retail center was constructed in 2010 and features over 26,000 SF of small shops. The property also includes two outparcels available for sale, build-to-suit, or ground lease.

LEASING INQUIRIES PLEASE CONTACT

Johnathan Ortner

jortner@garnergroup.net

O: 470.867.9250

C: 850.543.3924

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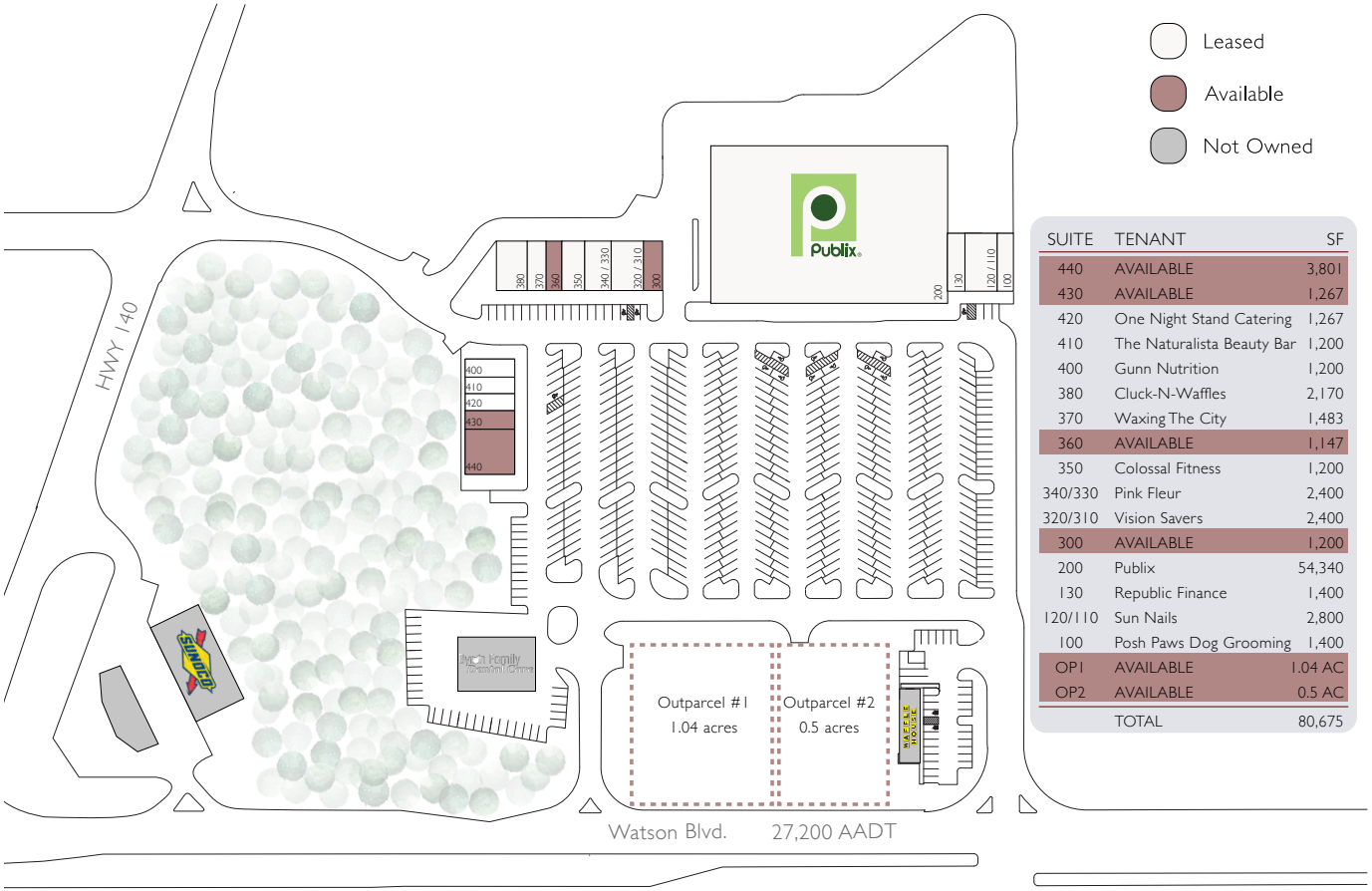


| SUITE | TENANT | SF |
|---|---|---|
| 440 | AVAILABLE | 3,801 |
| 430 | AVAILABLE | 1,267 |
| 420 | One Night Stand Catering | 1,267 |
| 410 | The Naturalista Beauty Bar | 1,200 |
| 400 | Gunn Nutrition | 1,200 |
| 380 | Cluck-N-Waffles | 2,170 |
| 370 | Waxing The City | 1,483 |
| 360 | AVAILABLE | 1,147 |
| 350 | Colossal Fitness | 1,200 |
| 340/330 | Pink Fleur | 2,400 |
| 320/310 | Vision Savers | 2,400 |
| 300 | AVAILABLE | 1,200 |
| 200 | Publix | 54,340 |
| 130 | Republic Finance | 1,400 |
| 120/110 | Sun Nails | 2,800 |
| 100 | Posh Paws Dog Grooming | 1,400 |
| OP1 | AVAILABLE | 1.04 AC |
| OP2 | AVAILABLE | 0.5 AC |
| | TOTAL | 80,675 |

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## DEMOGRAPHICS

| | 5 Mile |
|---|---|
| Total Population | 83,284 |
| Average Household Income | $81,911 |
| Race: Caucasian | 61.5% |
| African American | 25.3% |
| Other | 13.2% |

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