

PUBLIX AT GUNN BATTLE

6015 Watson Blvd. Warner Robins, GA 31008

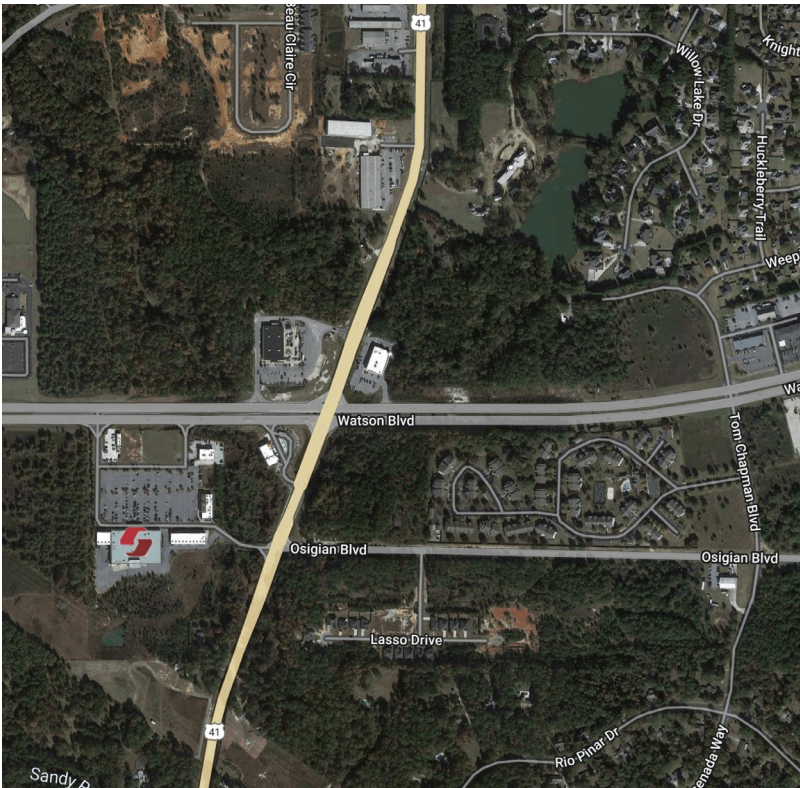


PROPERTY HIGHLIGHTS

- 80,675 SF Publix Anchored Shopping Center
- Outparcel available for sale, build-to-suit or ground lease
- Located directly off of I-75 along the primary retail corridor of Warner Robins at Watson Blvd and US Highway 41
- Benefits from nearby residential growth and proximity to Robins Air Force Base's 25,500 employees

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Households	13,082	34,146	52,050
Total Population	33,950	88,561	144,551
Average HH Income	\$80,434	\$78,695	\$76,207



The Sembler Company | 800.940.6000 | <https://www.sembler.com>

FRANK MILITELLO
727.344.8109
FRANK.MILITELLO@sembler.com

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.

PUBLIX AT GUNN BATTLE

6015 Watson Blvd. Warner Robins, GA 31008



SITE PLAN & AVAILABILITY

100	Posh Paws Pet Grooming	1,400 SF	360	Mariner Finance	1,147 SF
110-120	Passion Nails	2,800 SF	370	Waxing the City	1,483 SF
130	Republic Finance	1,400 SF	380	AVAILABLE	2,170 SF
200	Publix	54,340 SF	400	Gunn Nutrition	1,200 SF
300	AVAILABLE	1,200 SF	410	The Naturalista	1,200 SF
310-320	AVAILABLE	2,400 SF	420-430	Tier One Animal Care	2,534 SF
330-340	AVAILABLE	2,400 SF	440	Sol Azteca Mexican Grill	3,801 SF
350	Colossal Fitness	1,200 SF	OP #2	AVAILABLE	0.5 ACRES

The Sembler Company | 800.940.6000 | <https://www.sembler.com>

FRANK MILITELLO

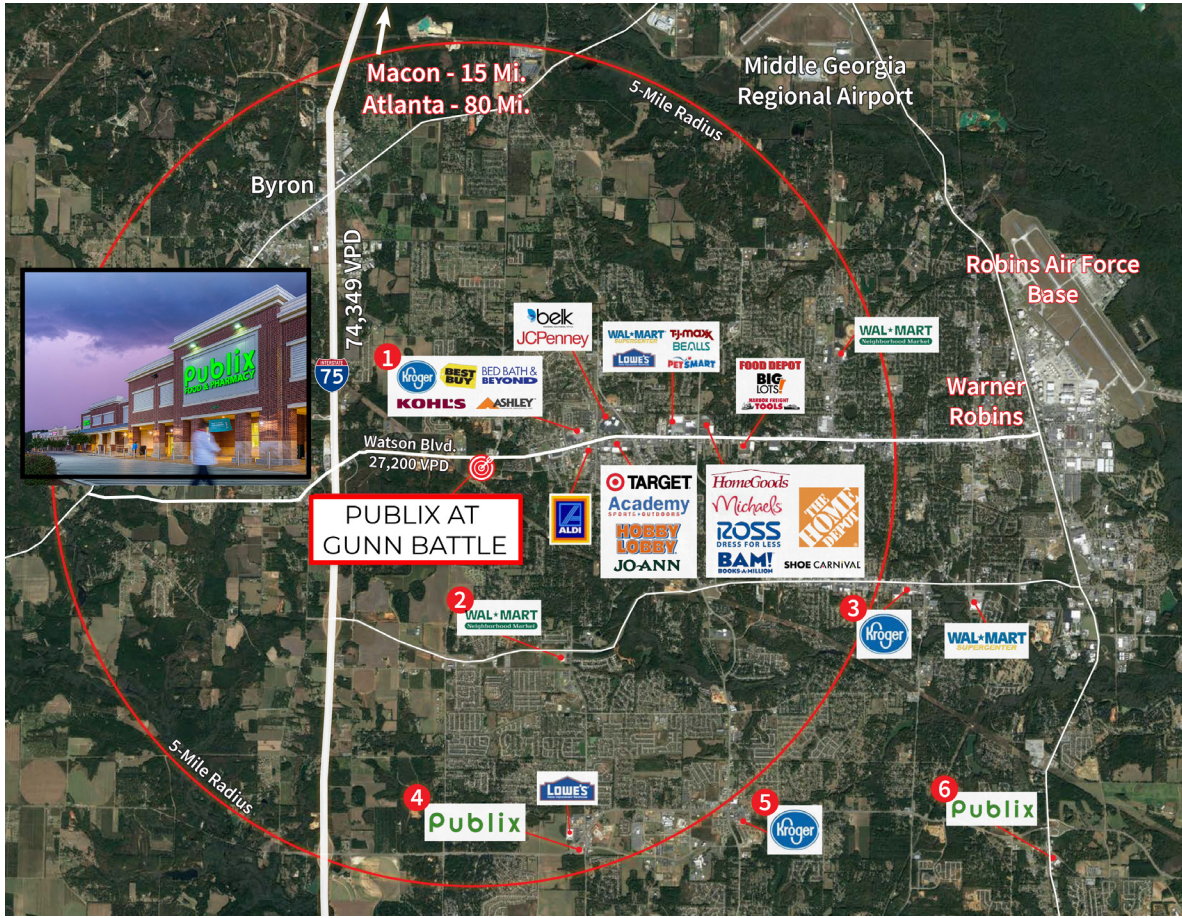
727.344.8109

FRANK.MILITELLO@sembler.com

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.

GUNN BATTLE

6015 Watson Blvd. Warner Robins, GA 31008



The Sembler Company | 800.940.6000 | <https://www.sembler.com>

FRANK MILITELLO

727.344.8109

FRANK.MILITELLO@sembler.com

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.