

PUBLIX AT GUNN BATTLE

6015 Watson Blvd. Warner Robins, GA 31008

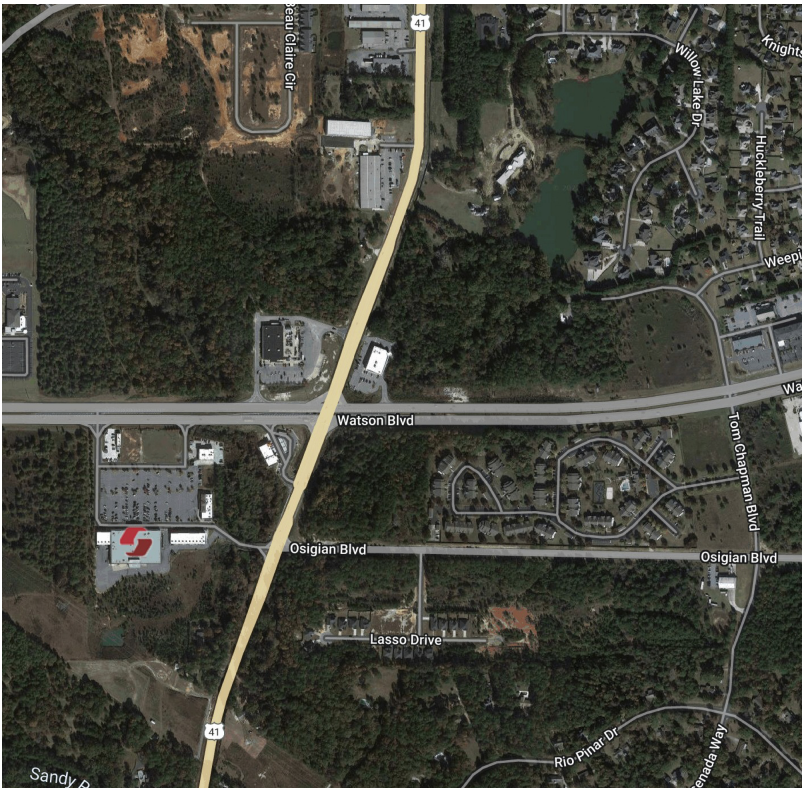


PROPERTY HIGHLIGHTS

- 80,675 SF Publix Anchored Shopping Center
- 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	13,160	34,235	52,169
Total Population	34,171	88,800	144,699
Average HH Income	\$81,001	\$81,184	\$78,681



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

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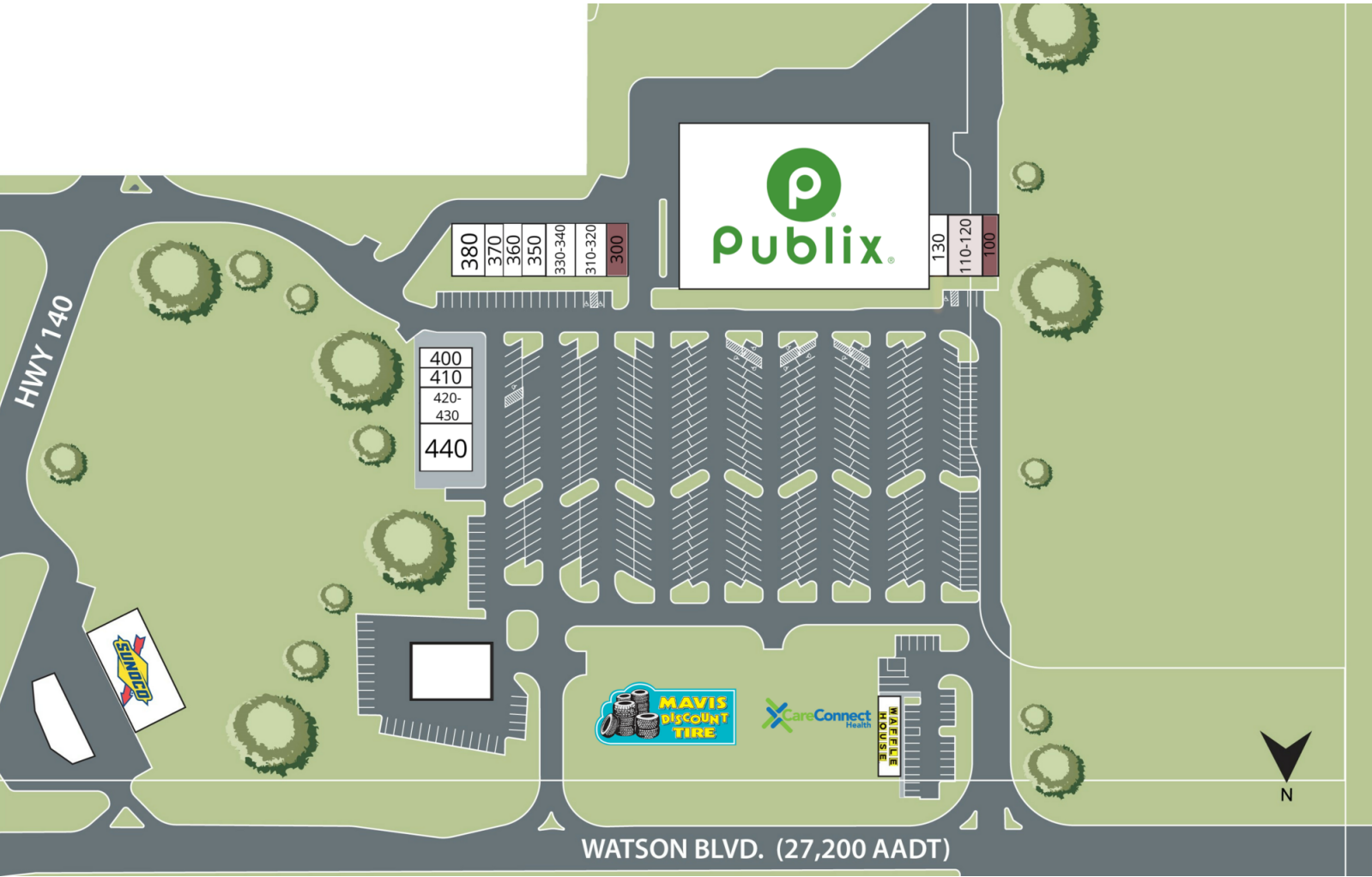
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SITE PLAN & AVAILABILITY

100	AVAILABLE	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	Care Connect	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	Maximum One Realtors	2,400 SF	420-430	Hands of Hope Animal Hospital	2,534 SF
330-340	Athletico	2,400 SF	440	Sol Azteca Mexican Grill	3,801 SF
350	Colossal Fitness	1,200 SF			

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