



CITY CROSSING II

2626 Watson Blvd
Warner Robins, Georgia 31093

EXCLUSIVELY MARKETED BY:

Kimberly Arturo
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Mindy Selig
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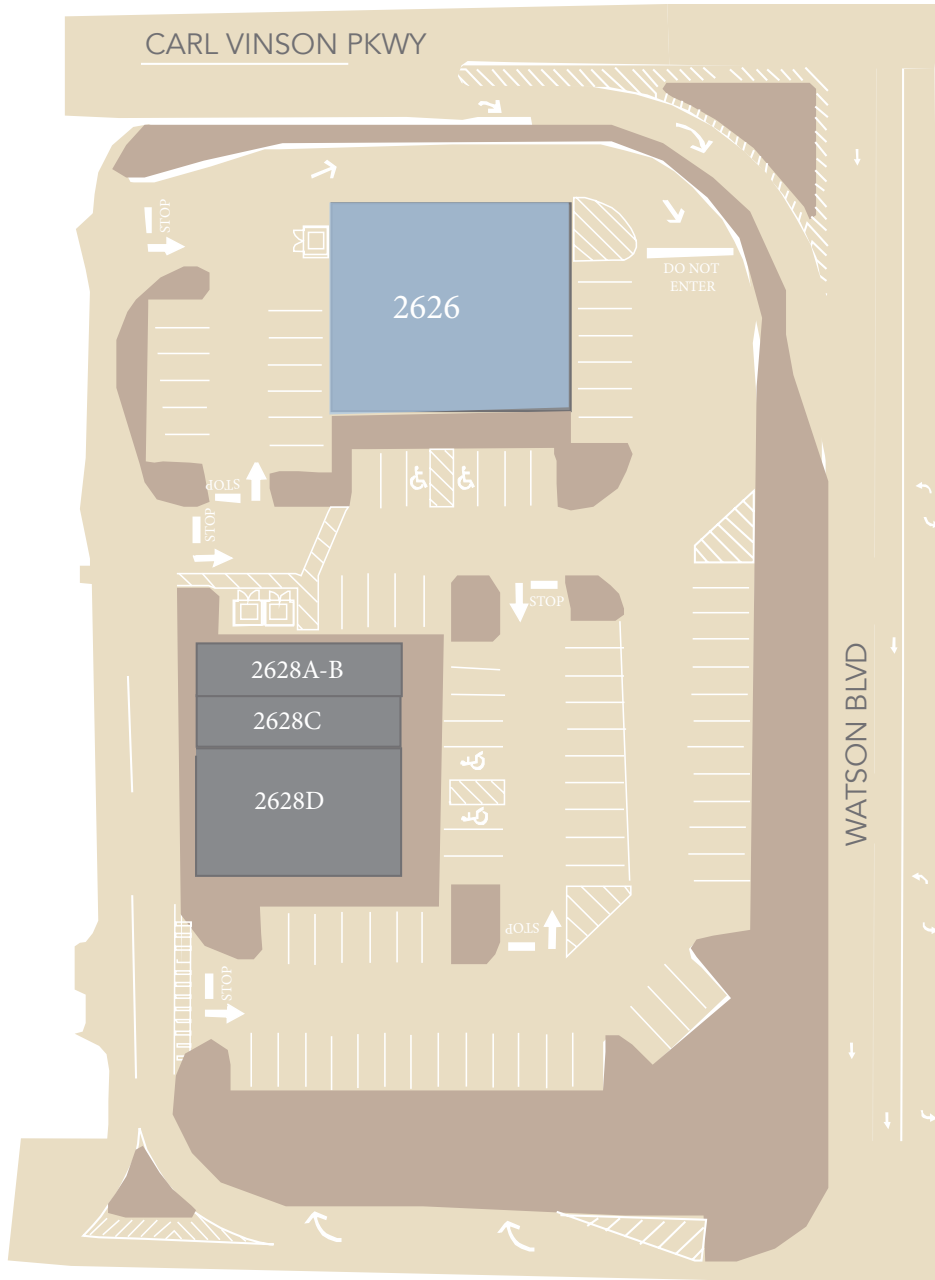


City Crossing II, located in Warner Robins, Georgia, is an 11,000 square foot shopping center strategically located at the intersection of Watson Blvd and Carl Vinson Pkwy. The three-mile radius for this neighborhood boasts a median income of \$53,000 and a population base of over 58,000.



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Suite	Tenant	SF
2626	AVAILABLE	5,600
2628A-B	Moe's Southwest Grill	3,000
2628C	Metro PCS	1,293
2628D	Cold Stone Creamery	1,293

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DEMOGRAPHIC SNAPSHOT

	<i>2020</i>		
	1 mile	3 mile	5 mile
Population	6,094	58,476	112,363
Median HHI	\$43,872	\$53,618	\$58,258
Median Age	35.0	36.8	36.0
Total Households	2,617	23,607	43,675
Daytime Employees	4,136	23,370	59,547

TRAFFIC COUNT

	<i>2020</i>
Carl Vinson Pkwy N of Site (TC 412)	10,700 aadt
Watson Blvd SW of Site (TC 145)	35,200 aadt

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