

**Former Auto Shop For Lease**  
**2812 Watson Boulevard**  
**Centerville, GA 31028**



Summary

Area Info

Photos

Aerial

Site Map



**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

<b>Property Address:</b>	2812 Watson Boulevard Centerville, GA 31028
<b>County:</b>	Houston
<b>Total Size:</b>	5,002 SF
<b>Year Built:</b>	1953, 2005
<b>Utilities:</b>	Water, electricity, internet
<b>Frontage:</b>	91' on Watson Boulevard
<b>Parking:</b>	Paved, 20 spaces
<b>Traffic Count:</b>	Watson Boulevard - 34,400

### SITE

<b>Site Size:</b>	0.38 Acres
<b>Parcel ID:</b>	0C006C 004000
<b>Zoning:</b>	C-2

**Lease Price: \$10.00/SF**

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	6,334	51,192	115,323
Avg HH Income	\$76,593	\$90,895	\$94,805
Median Age	36.7	36.7	35.8

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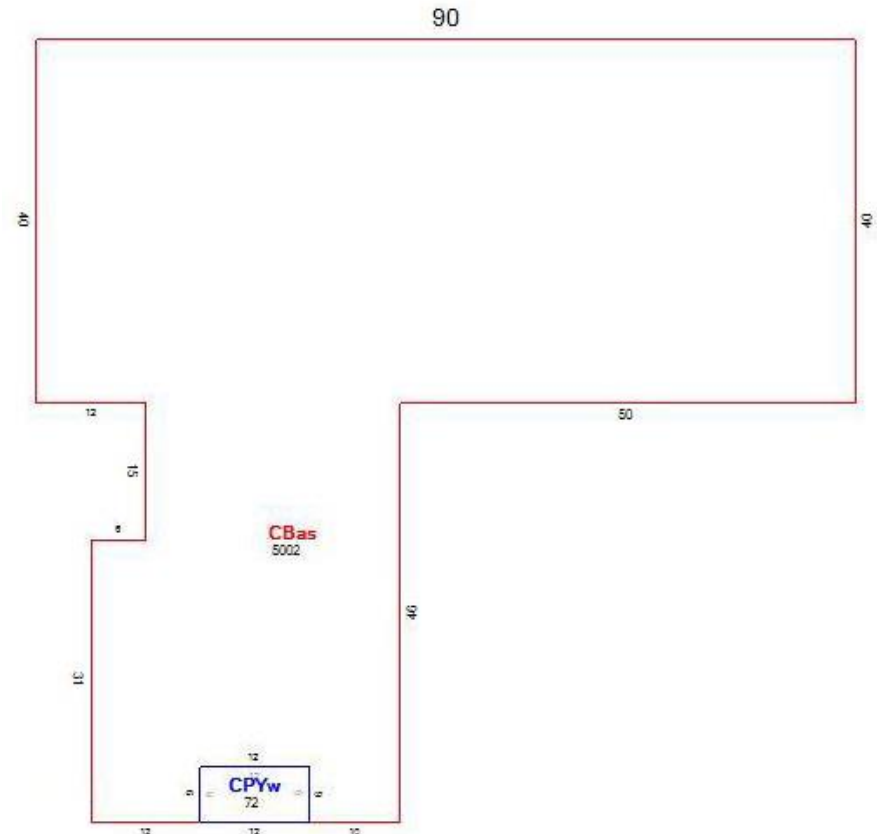
## PROPERTY INFORMATION

### NOTES

Prime 5,002 SF commercial space with excellent visibility and high traffic located in the heart of Centerville. Versatile property offers an excellent opportunity for businesses looking to establish themselves in a growing community. Recent developments in the area promise increased foot traffic and business opportunities for tenants.

### NEIGHBORS

Centrally positioned with high visibility and traffic flow. Easy access to major highways and I-75, facilitating easy commutes. Nearby businesses include TDG Centerville, Waffle House, Walgreens, Discount Tire, Hardee's, Computer Dreams, the Galleria Mall, Walmart, Lowe's, Home Depot, Target, Joann, Academy Sports, Hobby Lobby, and many other restaurants and retail shops.



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**Neighboring Businesses (Northwest):**  
 Auntie Anne's, **Coca-Cola**, **FINISH LINE**, **GNC**, **cricket**, Bath & Body Works, **claire's**, **JCPenney**, **belk**, **HIBBETT**, VICTORIA'S SECRET, **Rainbow**, **AÉROPOSTALE**, **AMERICAN EAGLE**

**Neighboring Businesses (Northeast):**  
**five BELOW**, **metro**, **ULTA**, **carter's**, **rue21**, **HomeGoods**, **SHOE CARNIVAL**, **ROSS**, **MOES**, **COLD STONE**, **HIBBETT**, **OLD NAVY**, **CAFO**, **BAM!**, **DOLLAR TREE**, **Michaels**

**Neighboring Businesses (East):**  
**sleep number**, **YOUR PIE**, **tropical CAFE**, **Del Taco**, **Bank of America**

**Neighboring Businesses (South):**  
**GameStop**, **Starbucks**, **crumbl**, **SALLY BEAUTY**, **MATRESS FIRM**, **CVS pharmacy**, **JOANN**, **target**, **Academy**, **Office DEPOT**, **OfficeMax**, **HOBBY LOBBY**

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