

# FOR LEASE

## 2ND-GENERATION SALON, MEDICAL & SUITES

2066 Watson Blvd Warner Robins, GA 31093



### OFFERING SUMMARY

|                  |                                   |
|------------------|-----------------------------------|
| Lease Rate:      | \$3,000 - 3,800 per month (Gross) |
| Building Size:   | 3,636 SF                          |
| Available SF:    | 1,192 - 1,600 SF                  |
| Lot Size:        | 0.58 Acres                        |
| Number of Units: | 3                                 |
| Year Built:      | 1978                              |
| Renovated:       | 2026                              |
| Zoning:          | C-2                               |
| Market:          | Atlanta                           |
| Submarket:       | Macon                             |

### PROPERTY HIGHLIGHTS

- Ideal for Medical, Dental & Specialty Healthcare
- Perfect for Med Spa, Aesthetics & Wellness
- Existing Salon/Medical Plumbing
- Open Floor Plans Ready for Custom Build-Out
- Excellent Visibility & Monument Signage
- Strong Retail Synergy
- High-Traffic Commercial Corridor
- Minutes from Robins Air Force Base
- Convenient Access to I-75
- Ample Customer Parking
- Flexible Lease Terms Available
- Multiple Suite Configurations

### SPACES

|                                                     | LEASE RATE        | SPACE SIZE |
|-----------------------------------------------------|-------------------|------------|
| 2nd Generation Salon, Medical & Professional Suites | \$3,800 per month | 1,192 SF   |
| Salon, Medical & Professional Suites                | \$3,000 per month | 1,600 SF   |

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## AVAILABLE SUITES

**Suite A-1 | ±1,192 SF | Former Salon**

A beautifully maintained second-generation salon suite featuring existing plumbing infrastructure, making it an excellent opportunity for salon, barber, med spa, aesthetics, wellness, massage therapy, IV hydration, cosmetic services, or other personal care professionals.

The efficient layout includes a welcoming reception area, multiple styling or treatment stations, private rooms, abundant natural light, and updated finishes—allowing a new tenant to significantly reduce build-out costs and accelerate occupancy.

The space can also be easily adapted for medical or professional office use.

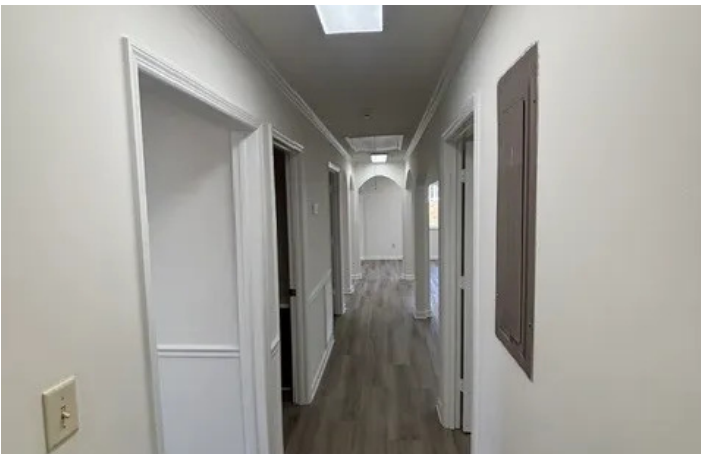


**Suite C-3 | ±1,600 SF | Flexible Retail / Office Space**

Suite C-3 offers an open and highly adaptable floor plan ideal for a wide variety of commercial users.

The space features a spacious showroom, large storefront windows, updated finishes, and a professional appearance suitable for retail, medical, dental, wellness, fitness, showroom, or professional office users.

Its flexible layout can accommodate a reception area, private offices, treatment rooms, collaborative workspace, or retail displays, providing tenants with the ability to customize the space to meet their specific business needs.



**Area Highlights:** Located in the heart of Warner Robins' busiest commercial corridor, the property benefits from over 30,000 vehicles per day and a constant flow of shoppers, commuters, military personnel, and local residents.

Surrounded by national retailers, restaurants, healthcare providers, and major employers, the area generates strong daytime customer activity and repeat visits throughout the week.

The combination of exceptional visibility, easy access, and a thriving retail environment makes this an outstanding location for businesses that rely on customer traffic and convenience.

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