

OFFICE SUITES FOR SALE
Northside Office Park
187 Roberson Mill Road
Milledgeville, GA 31061



- Lots:** Lot sizes vary from 0.10 AC - 0.39 AC
- Buildings:** Building sizes vary from 650 SF - 2,560 SF
- Utilities:** All available
- Zoning:** None - Located in Baldwin County
- HOA Dues:** \$666.82 for all units (can be passed to tenants)
- Taxes:** \$4,150.60 (each unit has separate tax bill, total shown)
- Year Built:** 1985
- Parking:** Ample - in front of tenant spaces
- Traffic Count:** 20,700 VPD
- Neighbors:** Dollar General, Lake Country Lanes, Citizens Bank of the South, Century 21, State Farm, Fouts Brothers, and many other offices and retail.
- Notes:** Great tenant mix, including a DUI School, counselling services, and accountants. The office spaces have been updated as tenants move in and out. HVAC units are 6-7 years old. HOA takes care of roof, grounds, pest control, exterior paint, and insurance. Located in Baldwin County.

Sale Price: \$550,000

**FOR MORE
INFORMATION
CONTACT**

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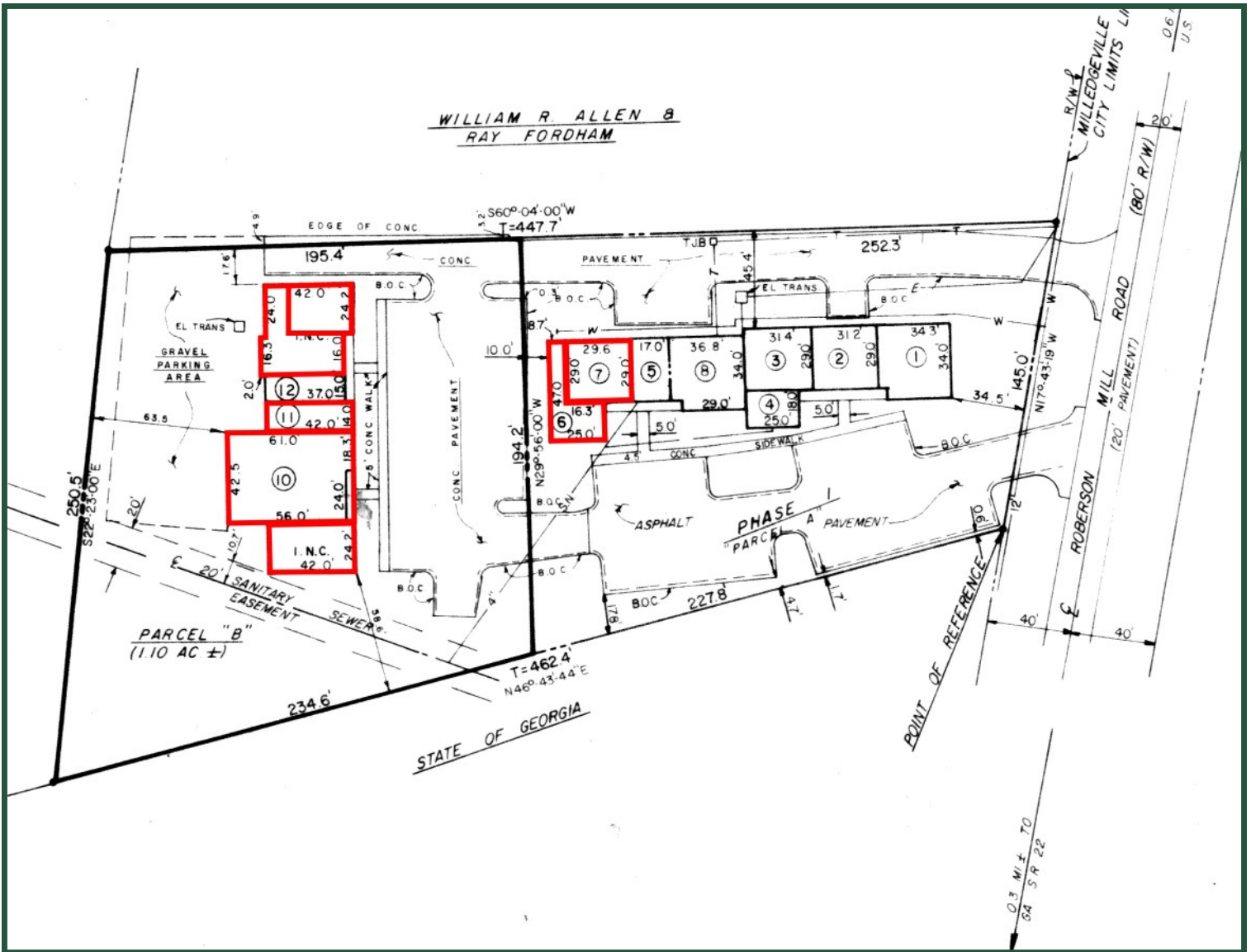
commercial.fickling.com | georgiacommercialrealestate.net

577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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PLAT



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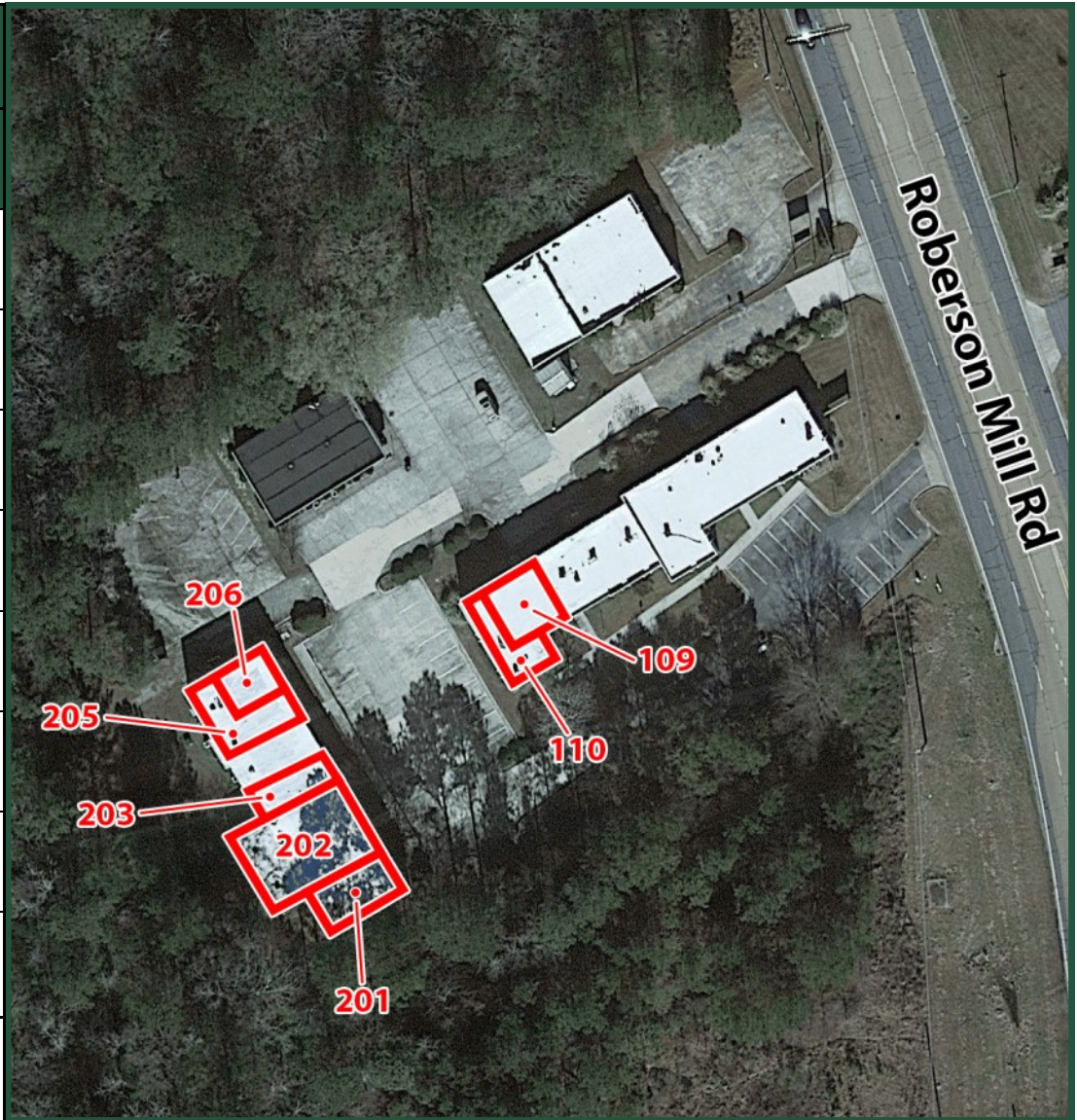
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AERIAL

Rent Roll

<u>Suite</u>	<u>SF</u>	<u>Rent</u>
109	725	\$600
110	450	\$550
201	1,008	\$700
202 A	1,646	\$1,350
202 B	825	\$575
203	630	\$600
205	752	\$550
206	1,000	\$800
Total:	7,036	\$5,725



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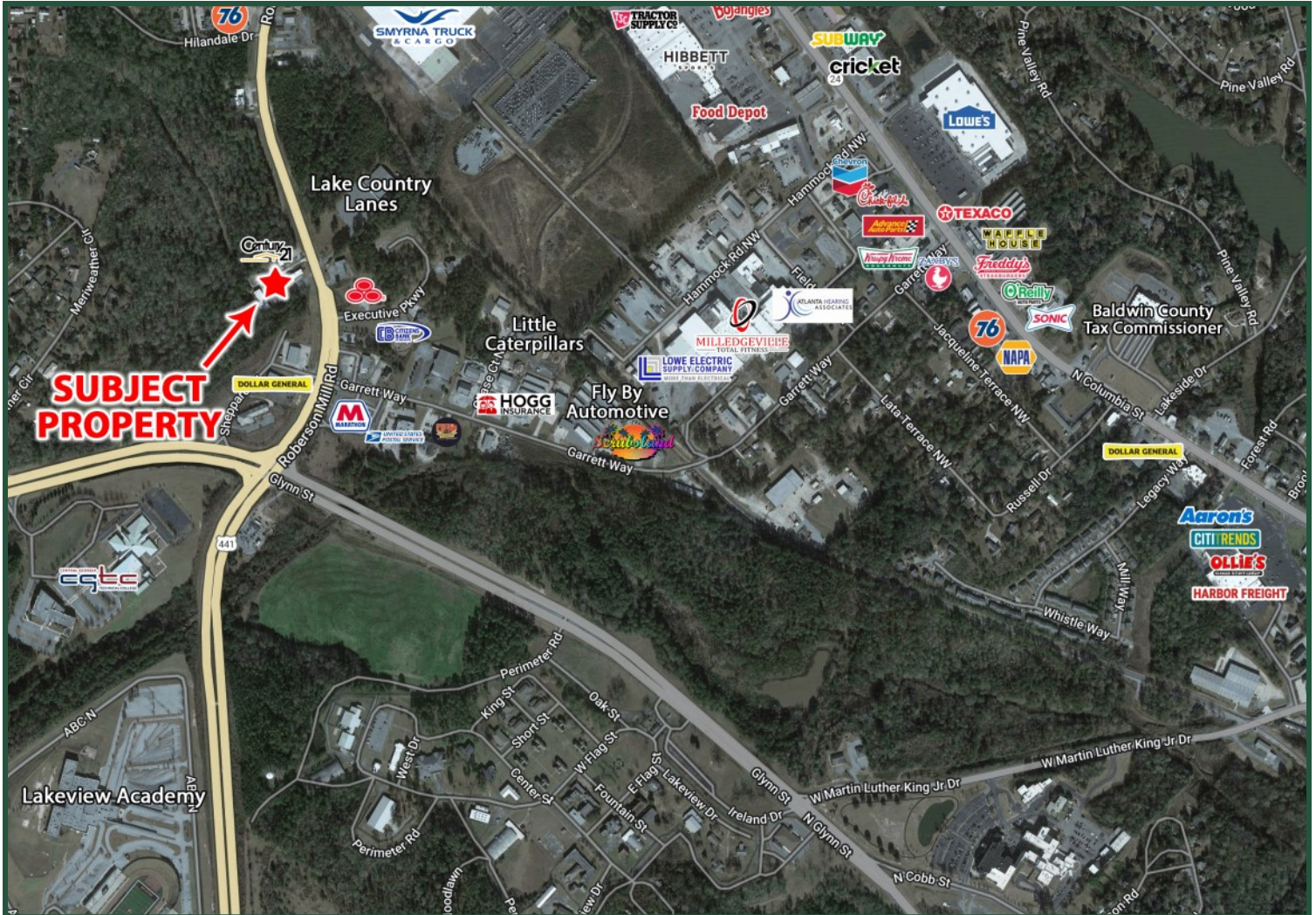
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2023 Demographics			
	3 mile	5 mile	10 mile
Population	15,900	28,092	47,651
Median Age	29.9	34.1	37.7
Avg. HHI	\$61,903	\$87,397	\$91,748

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