

# FLEX SPACE AVAILABLE

3001 Heritage Road  
Milledgeville, GA 31061



Summary

Area Info

Floor Plan

Aerial

Site Map



## CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
[jonathan@fickling.com](mailto:jonathan@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
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478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

**[georgiacommercialrealestate.net](https://georgiacommercialrealestate.net) | [commercial.fickling.com](https://commercial.fickling.com)**

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PROPERTY INFORMATION

BUILDING

**Property Address:** 3001 Heritage Road  
Milledgeville, GA 31061

**Year Built:** 2025

**Total Size:** 14,000 SF

**Available:** Five (5) Suites - 2,200± SF each  
One (1) Suite – 3,000± SF  
Can be combined

**Utilities:** All Available

**Parking:** Front and rear

**Traffic Count:** 37,700 VPD on North Columbia St

**Frontage:** 456± ft on Heritage Road

SITE

**Site Size:** 1.2± Acres

**Parcel ID:** M71 010

**County:** Baldwin

**Zoning:** C-2

**LEASE PRICE: Call Agent for Details**

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	12,808	27,161	49,059
Avg HH Income	\$122,653	\$98,277	\$94,994
Median Age	34.3	34.9	39.1

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### NOTES

14,000 SF building has five (5) suites that are 2,200± SF and one (1) suite 3,000± sf. Each suite will have reception space, two (2) offices, one (1) restroom, office storage area, and open area in the rear with a 12' x 12' drive-in door. All utilities available to site, and building will have 18' ceilings.

### LOCATION

Convenient location just off of Highway 441. Surrounding neighbors include Mavis Tire, Walmart, Holiday Inn Express, IHOP, Milledgeville Mall, Longhorn Steakhouse, Chili's, Robins Financial Credit Union, Smyrna Truck and Cargo, Childre Nissan, and many more restaurants, businesses, and retailers.



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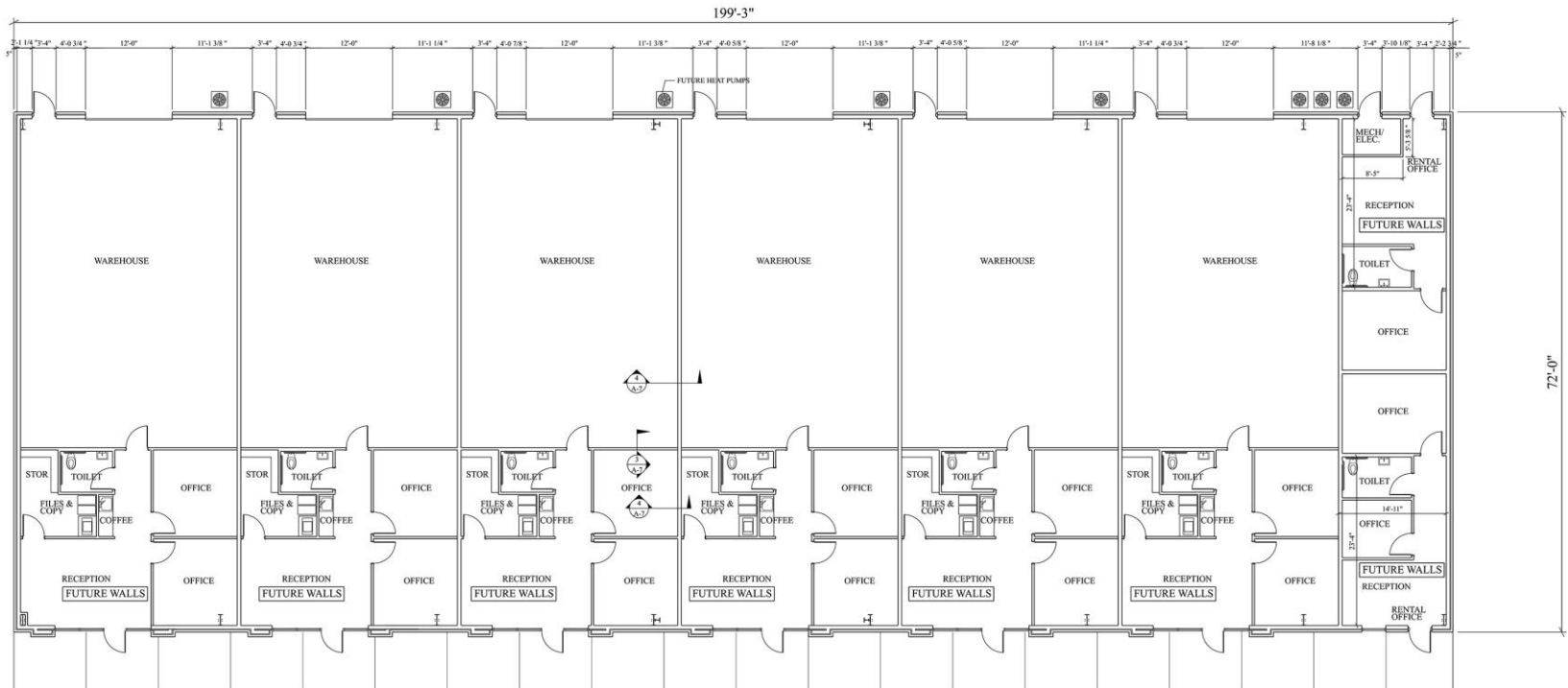
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FLOOR PLAN

SCALE 1/8" = 1'-0"

\*All measurements and all calculations of area are approximate and not guaranteed

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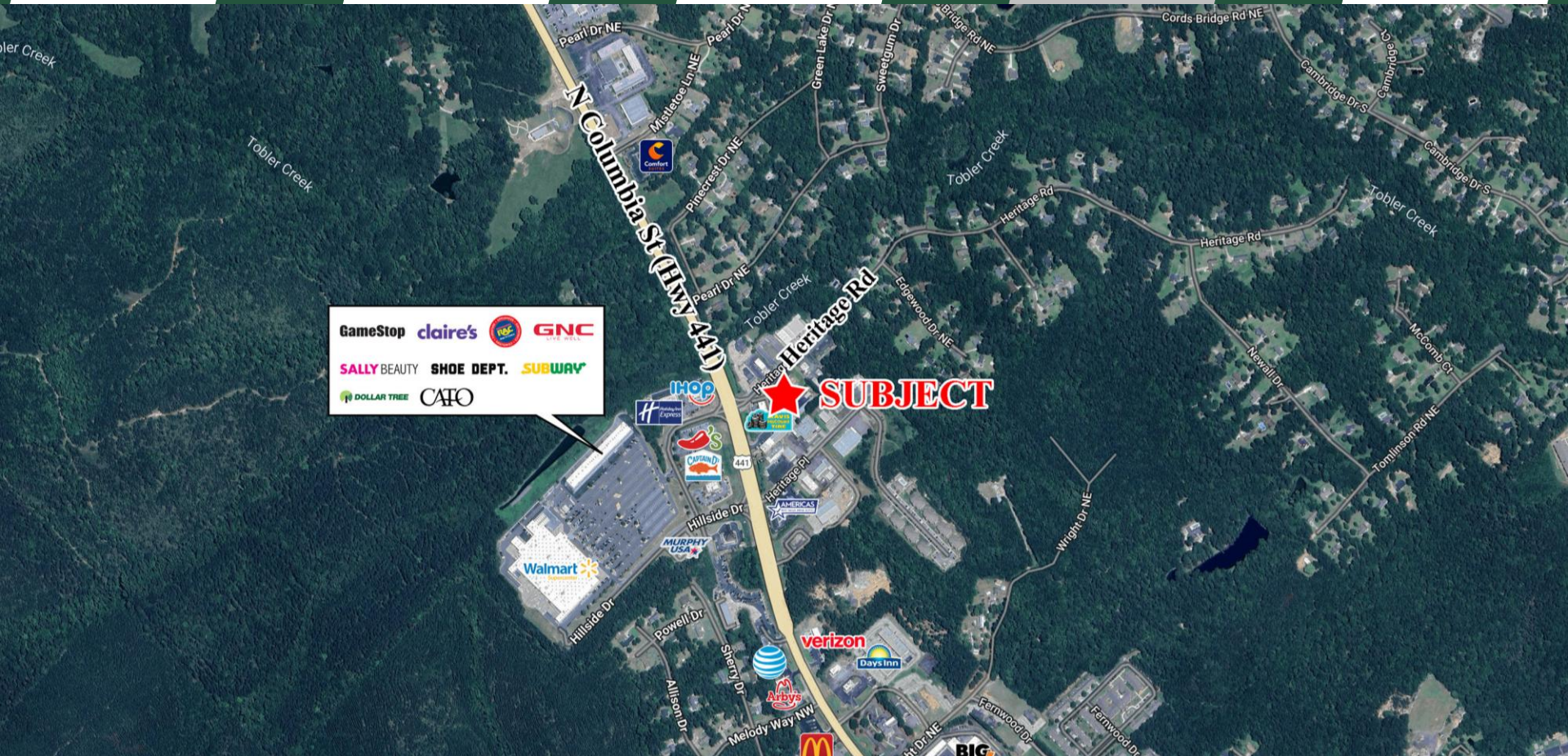
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