

# FLEX SPACE AVAILABLE

3001 Heritage Road  
Milledgeville, GA 31061



Summary

Area Info

Floor Plan

Aerial

Site Map



## CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address:

3001 Heritage Road  
Milledgeville, GA 31061

Year Built:

2025

Total Size:

14,000 SF

Available:

Six (6) Suites - 2,200± SF each

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: \$12.00/SF NNN

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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## AREA INFORMATION

### NOTES

14,000 SF building has six (6) suites that are 2,200± 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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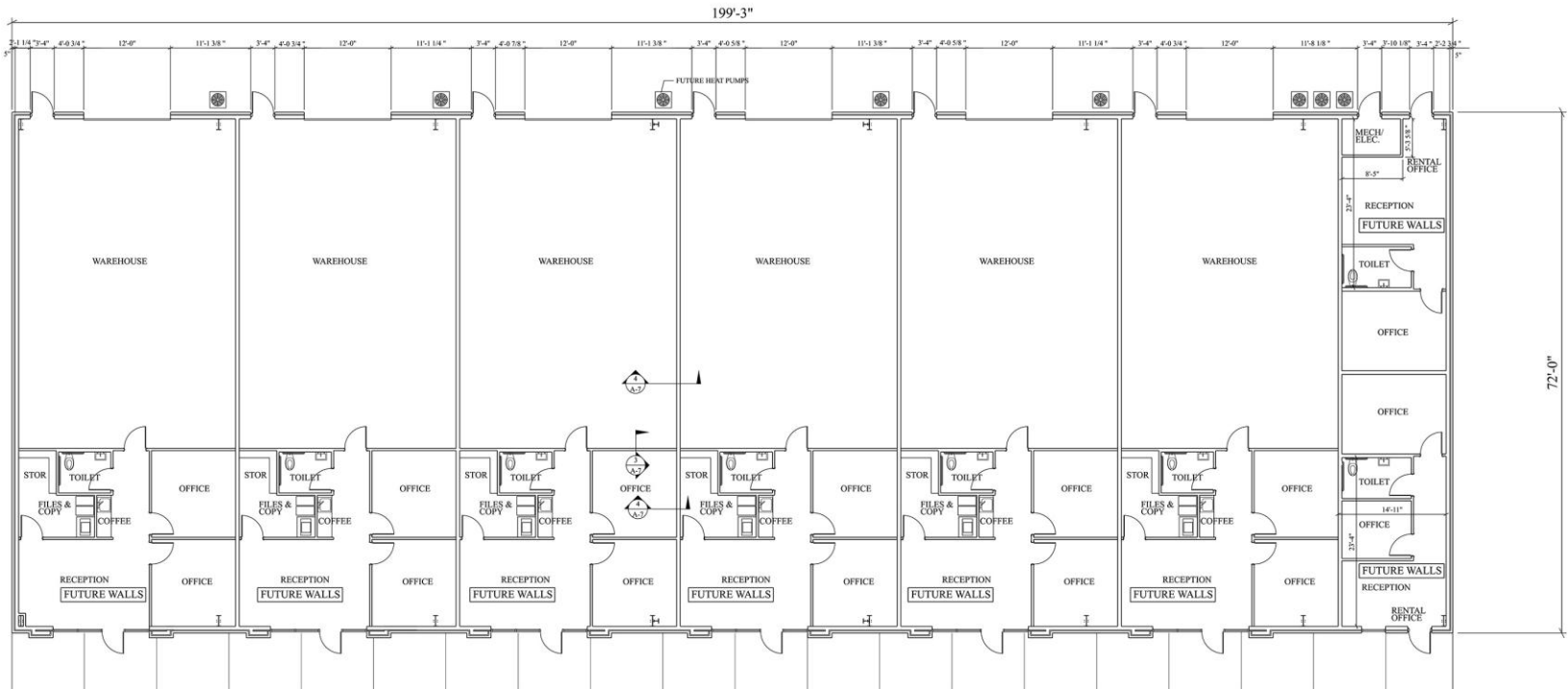
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FLOOR PLAN

SCALE 1/8" = 1'-0"

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

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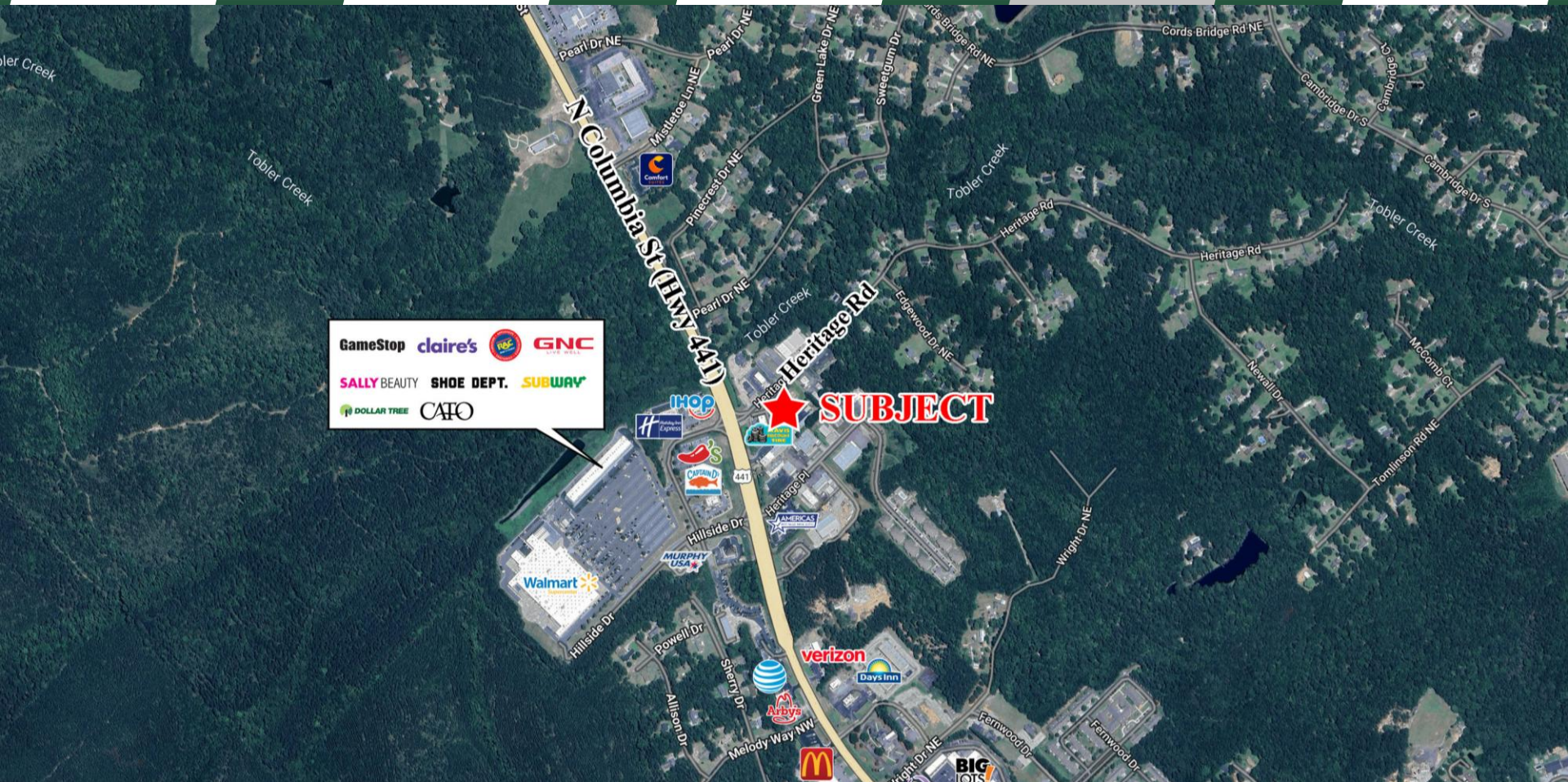
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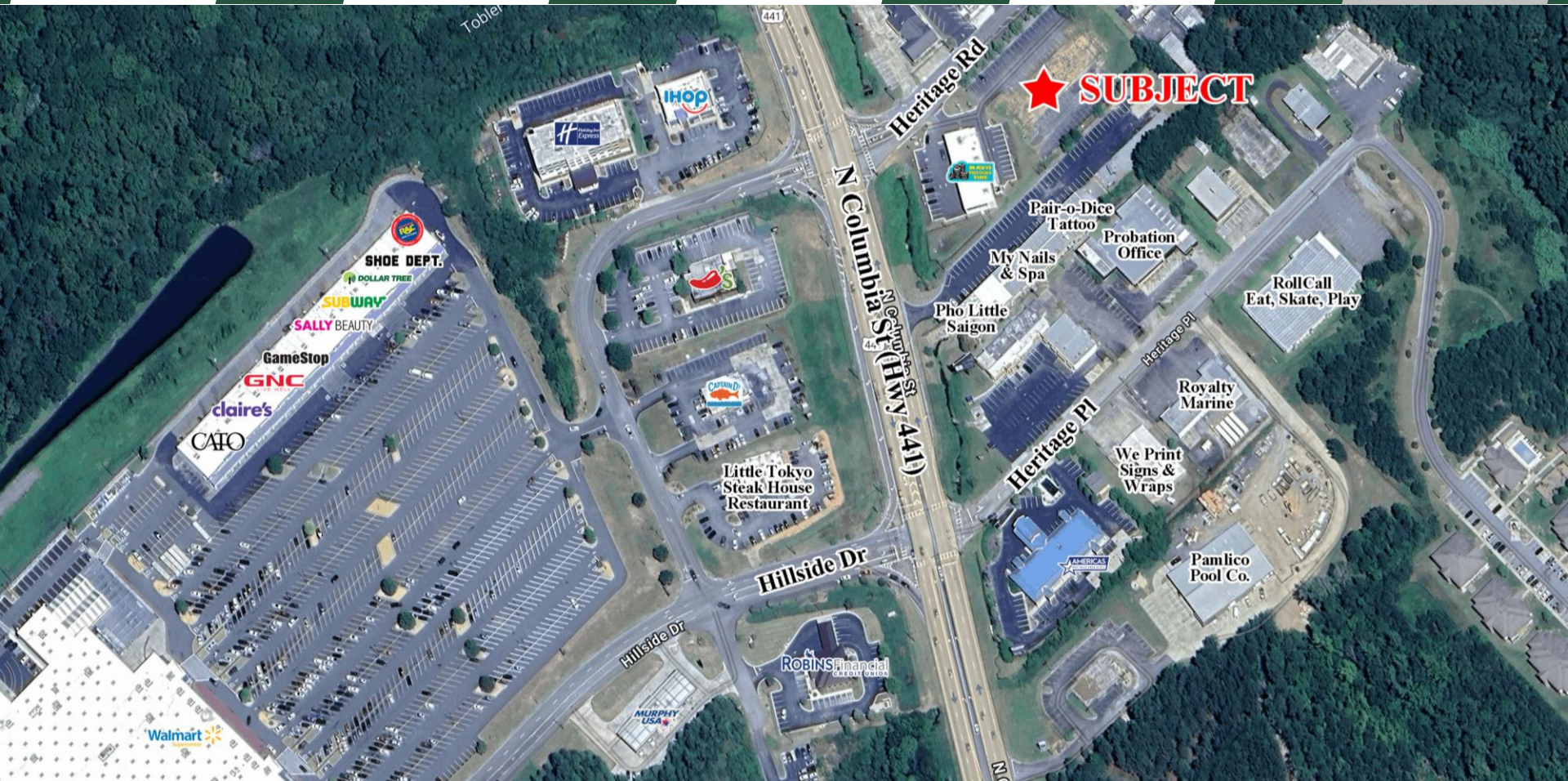
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