

# FLEX SPACE AVAILABLE

3001 Heritage Road  
Milledgeville, GA 31061



Summary

Area Info

Floor Plan

Aerial

Site Map



## CONTACT

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577 Mulberry St, Suite 1100  
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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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### 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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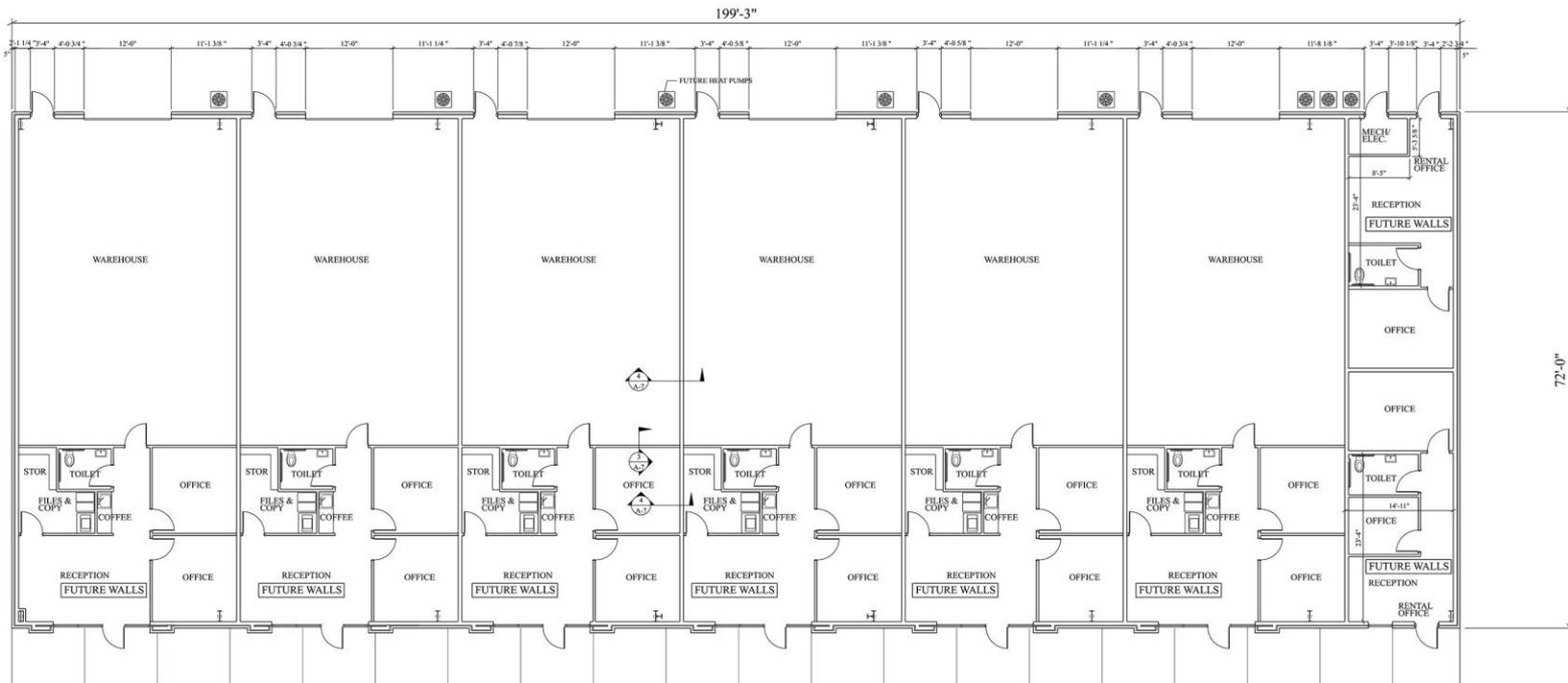
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FLOOR PLAN

SCALE 1/8" = 1'-0"

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

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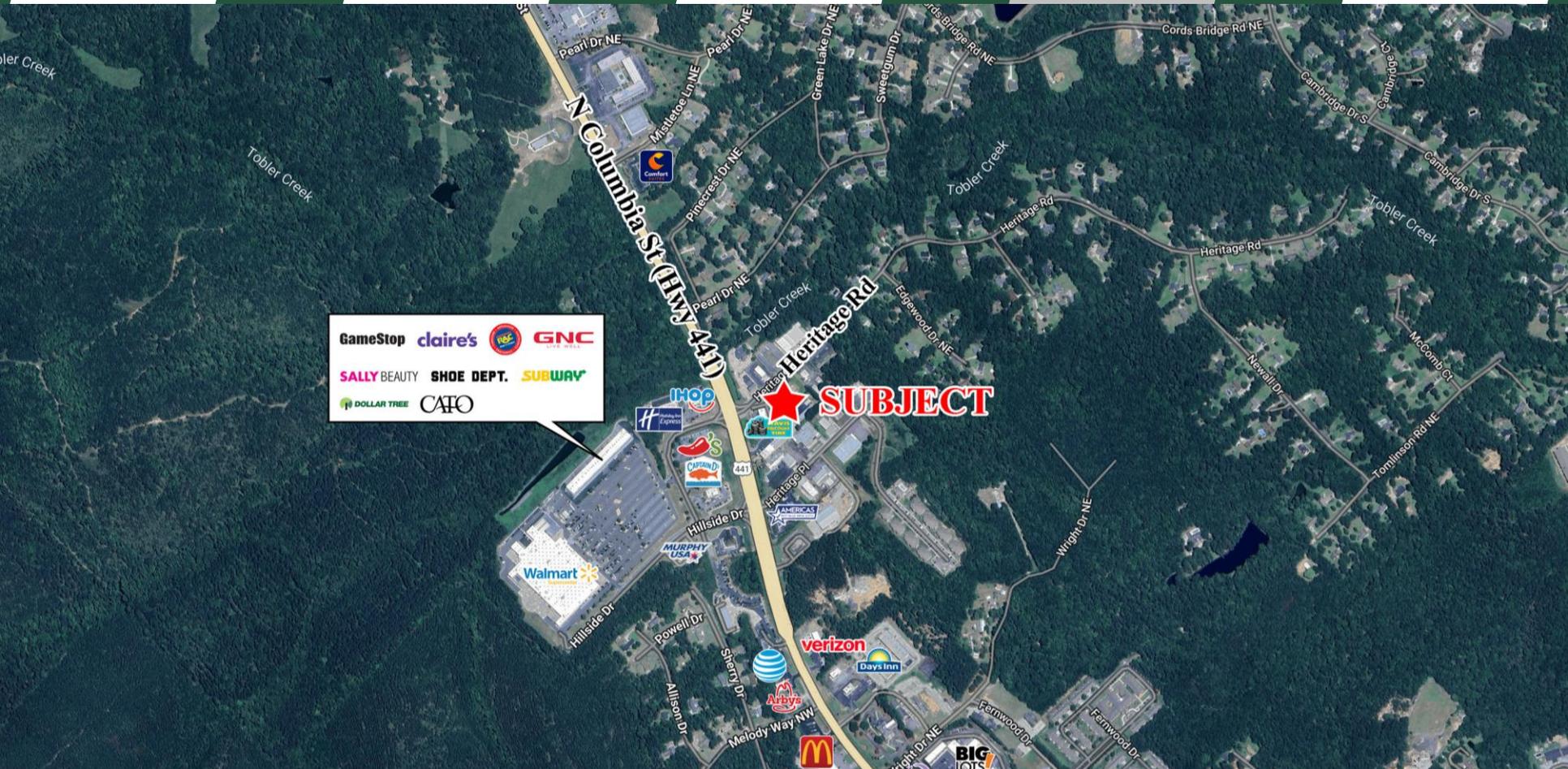
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