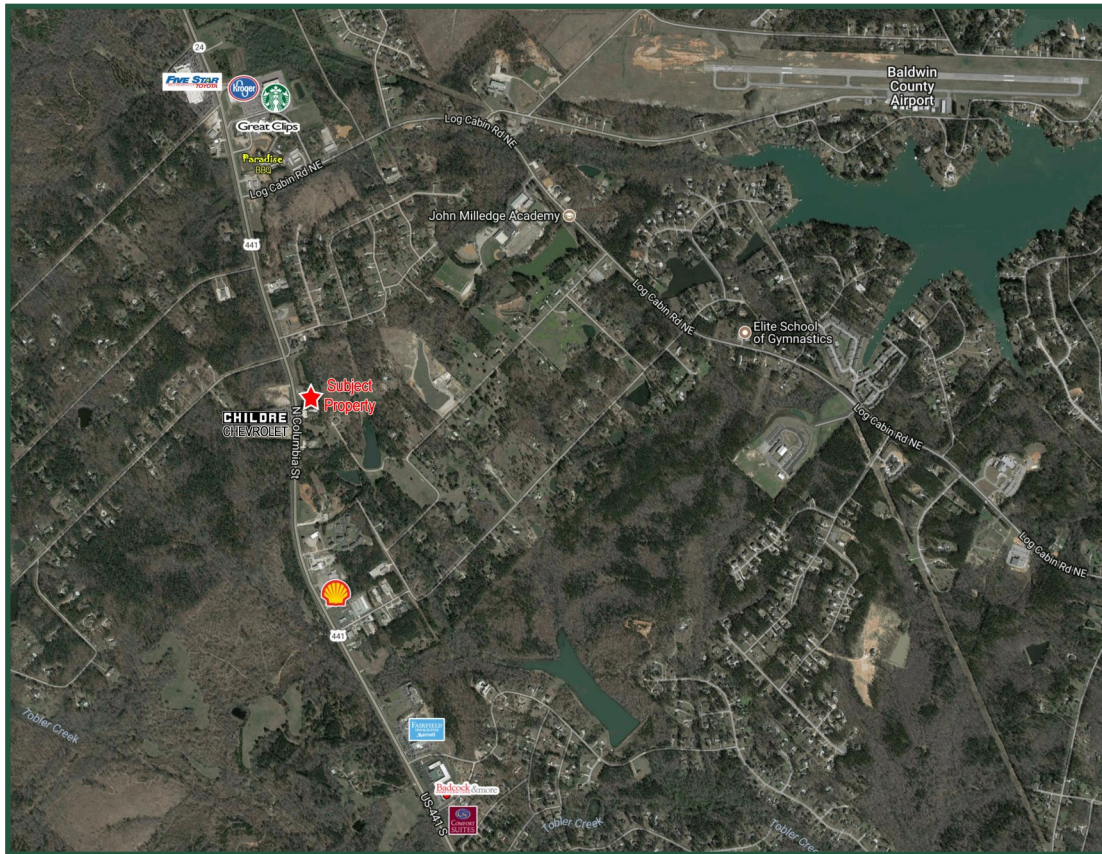


1.17 ACRES FOR SALE
2721 N. Columbia Street
Hwy. 441
Milledgeville, GA 31069

REDUCED

 **FICKLING
& COMPANY**
A Full Service Real Estate Company
commercial.fickling.com



Size: 1.17 acres
Frontage: 166'
Depth: 350'
Zoning: none –land plan (Baldwin Co.)
Utilities: County water, septic
Traffic: 20,500 VPD
2016 Taxes: \$883.21

~~Sale Price: \$189,000~~

Reduced Price: \$169,000

Notes: This commercial lot is located in the path of growth. Neighbor's include Kroger, Childre Chevrolet, Ortho Georgia medical clinic, Bibas Italian Restaurant, Dr. Bruce Leah's Dental Office, Ameriprise Financial Services, Fairway Mortgage, Protective Financial Services, Five Star Toyota and Five Star Dodge. Located 3 miles to Lake Sinclair and 5 miles to downtown Milledgeville and Georgia College and State University.

**FOR MORE
INFOR-
MATION**

Trip Wilhoit, CCIM, ALC
478-746-9421
trip@fickling.com

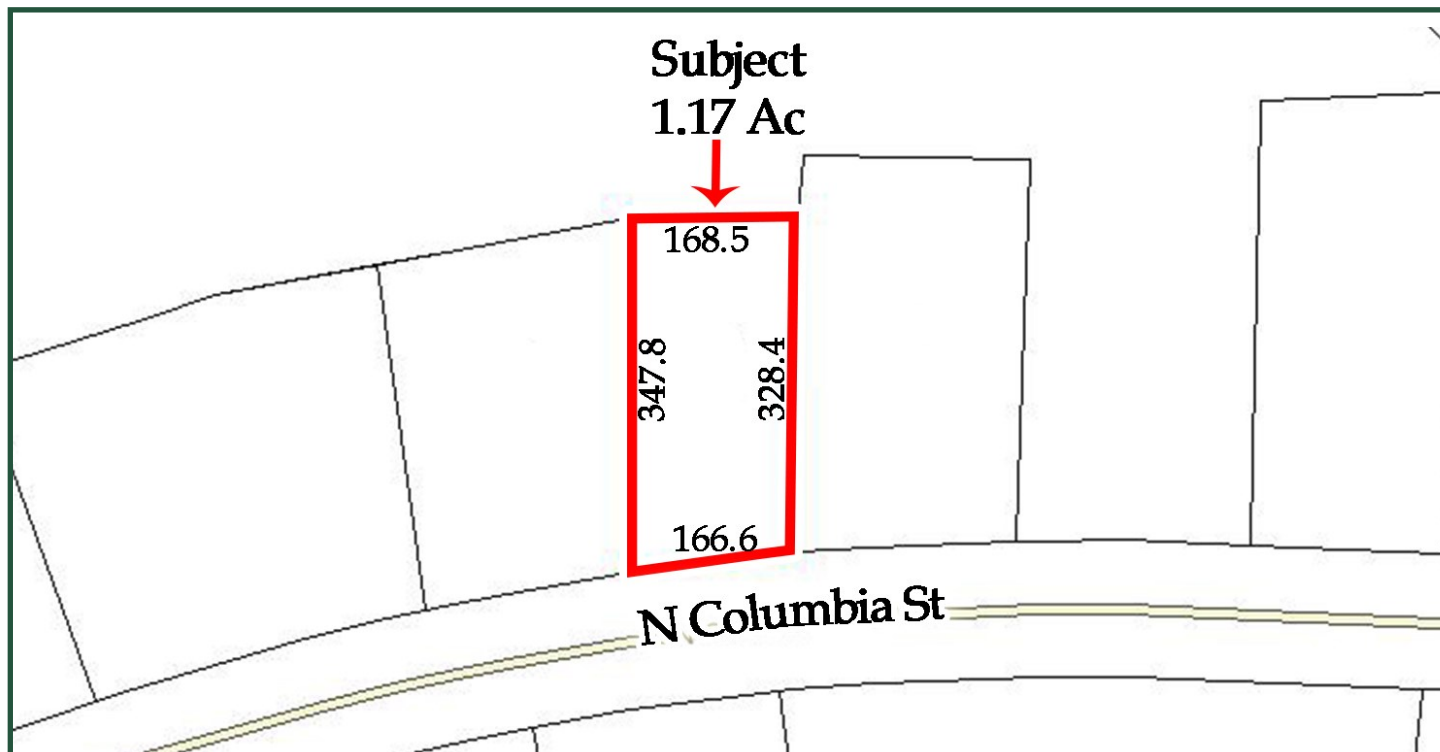
Patty Burns, CCIM, ALC
478-746-9421
patty@fickling.com

commercial.fickling.com

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

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1.17 ACRES FOR SALE
2721 N. Columbia Street
Hwy. 441
Milledgeville, GA 31069



Ideal Location for office, retail, medical use, insurance company, real estate office, medical office, bank or multi tenant retail.

2017 DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
Population	9,061	23,353	49,910
Median Age	40.6	31.4	37
Average HH Income	\$70,792	\$56,773	\$54,209

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