

FOR SALE

Medical/Professional Office

117 Cypress Corners

Milledgeville, GA 31061

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



Brick Pylon Signage



Building Size: 2,880 SF
Lot Size: 0.43 AC
Frontage: 127'
Utilities: All available
Taxes: 4,036.17 (City)
Zoning: Community Commercial
Parking: Available in front and rear of building (15 spaces)
Year Built: 2002
Traffic Count: 27,200 per day from North Columbia

Notes: Floorplan includes a lobby, reception area, 4 offices (1 office has a private restroom), conference room, and 3 restrooms. Second floor has a kitchen, restroom, and 2 offices. Property has great visibility and could easily be a medical or professional office. Has plenty of storage and work area and includes an outside storage building. Property has 3 exterior entries and a nice brick pylon sign out front.

Location: Conveniently located behind Chick-fil-a and in front of the Columbia Professional Center.

Neighbors: Midsouth Credit Union, Social Security Administration, Chick-fil-a, Lowes, Hobby Lobby, Zaxby's, & Krispy Kreme.

REDUCED PRICE: \$499,000
~~SALE PRICE: \$599,000~~

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

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

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DOWNSTAIRS PHOTOS



Lobby/Reception Area



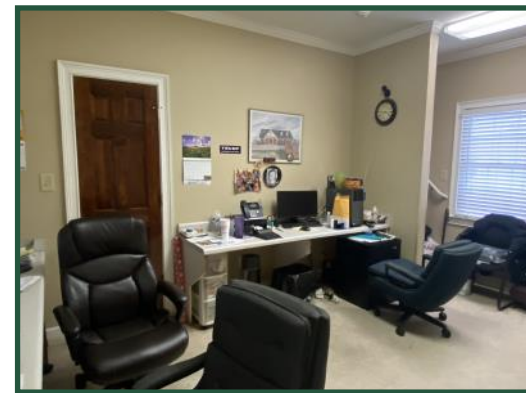
Lobby



Conference Room



Office



Office

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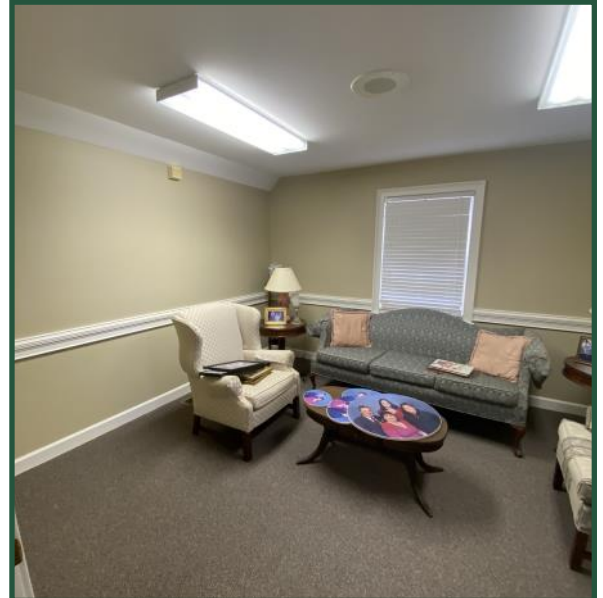
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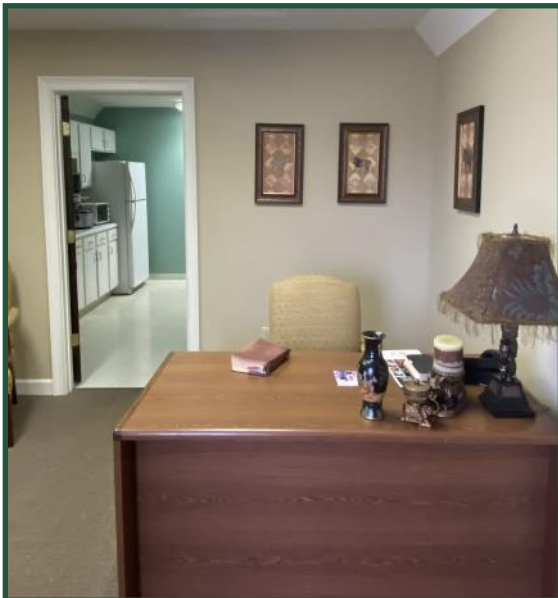
UPSTAIRS PHOTOS



Kitchen Area



Office



Office



Office

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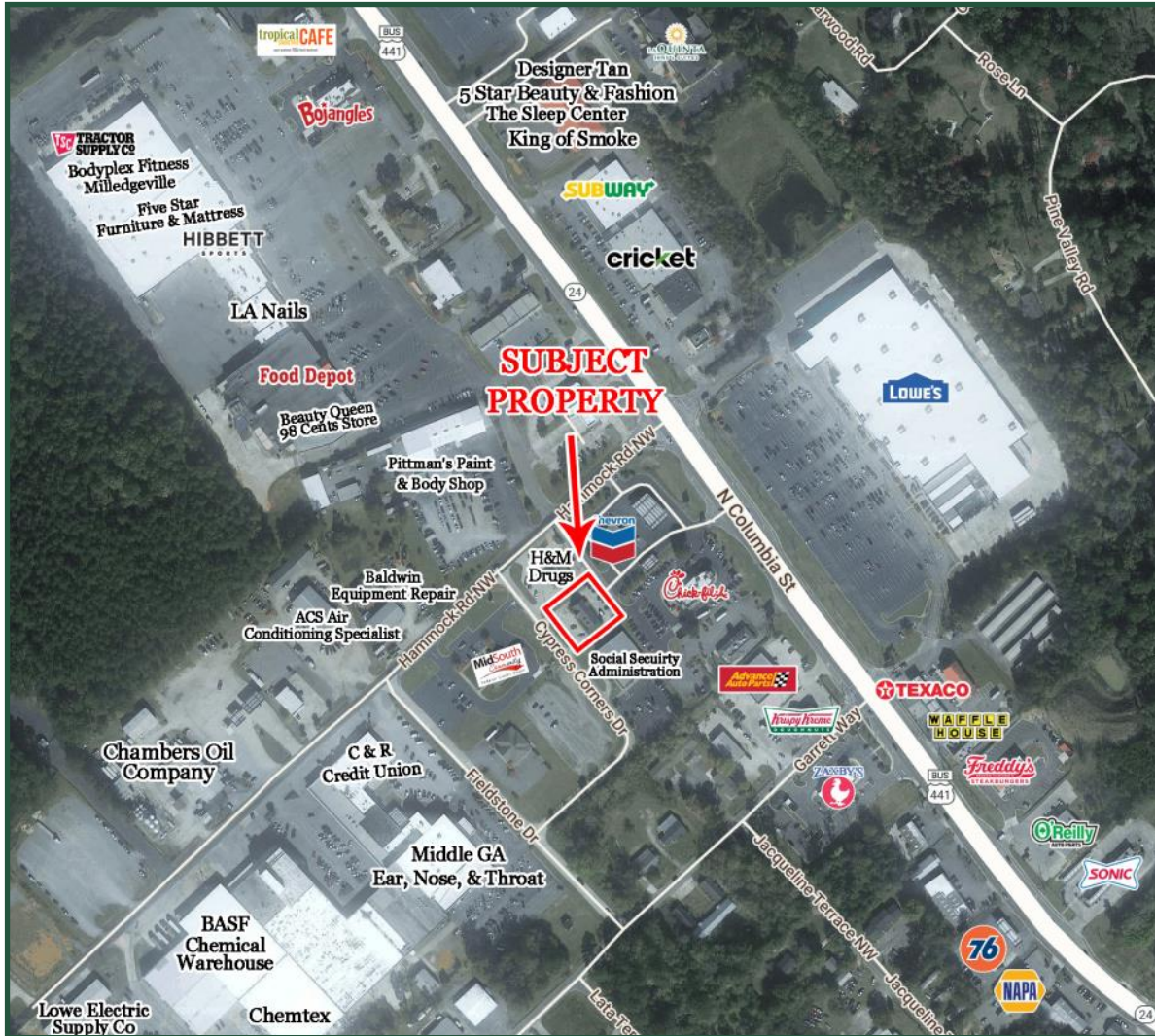
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AERIAL



| 2021 Demos | 3 mile | 5 mile | 10 mile |
|------------|----------|----------|----------|
| Population | 18,081 | 28,039 | 46,726 |
| Median Age | 29.8 | 33.0 | 36.2 |
| Avg. HHI | \$49,929 | \$52,933 | \$64,852 |

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