

Former Hodges Furniture For Sale or Lease
±10,000 SF Historic Property
127 S Wayne Street
Milledgeville, GA 31061



Space Available: ±10,000 SF, 2 stories with basement

Zoning: Central Business District

Utilities: All available

Taxes: \$4,864.21 (2022, City of Milledgeville)

Parking: 4 spaces in the rear, and street parking

Notes: Rare and great opportunity to invest in downtown Milledgeville. This 2 story building with basement is in great condition. Wide open spaces. 1st floor ideal for retail or restaurant. 2nd floor will make great lofts with parking in rear. Multitude of historic materials and finishes throughout the building (exposed brick, tin ceilings, hardwood and tile floors), large windows (upstairs and downstairs), with patio on the back. Access to rear off main level and through the basement, access to the side stairway from upstairs. New roof. Electrical and plumbing have been upgraded. **Owner will consider owner financing and long term lease.**

Neighbors: City Hall, Baldwin County Courthouse, US Post Office, Ace Hardware, Georgia College and State University, Georgia Military College, Century Bank, Magnolia State Bank, Verizon, and many restaurants including The Brick, Amici Cafe, Buffingtons, and The Reel Grill.

~~Sale Price: \$598,700~~
Reduced Price: \$558,000

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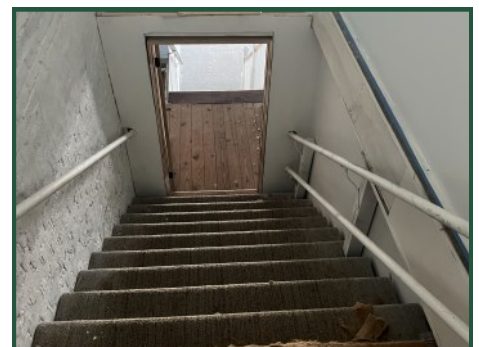
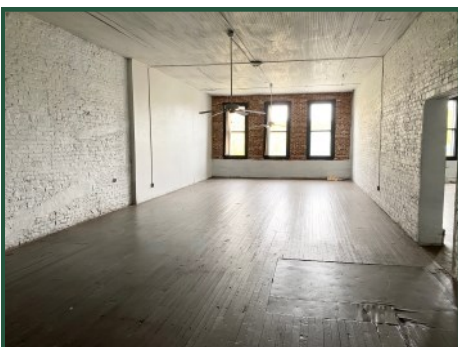
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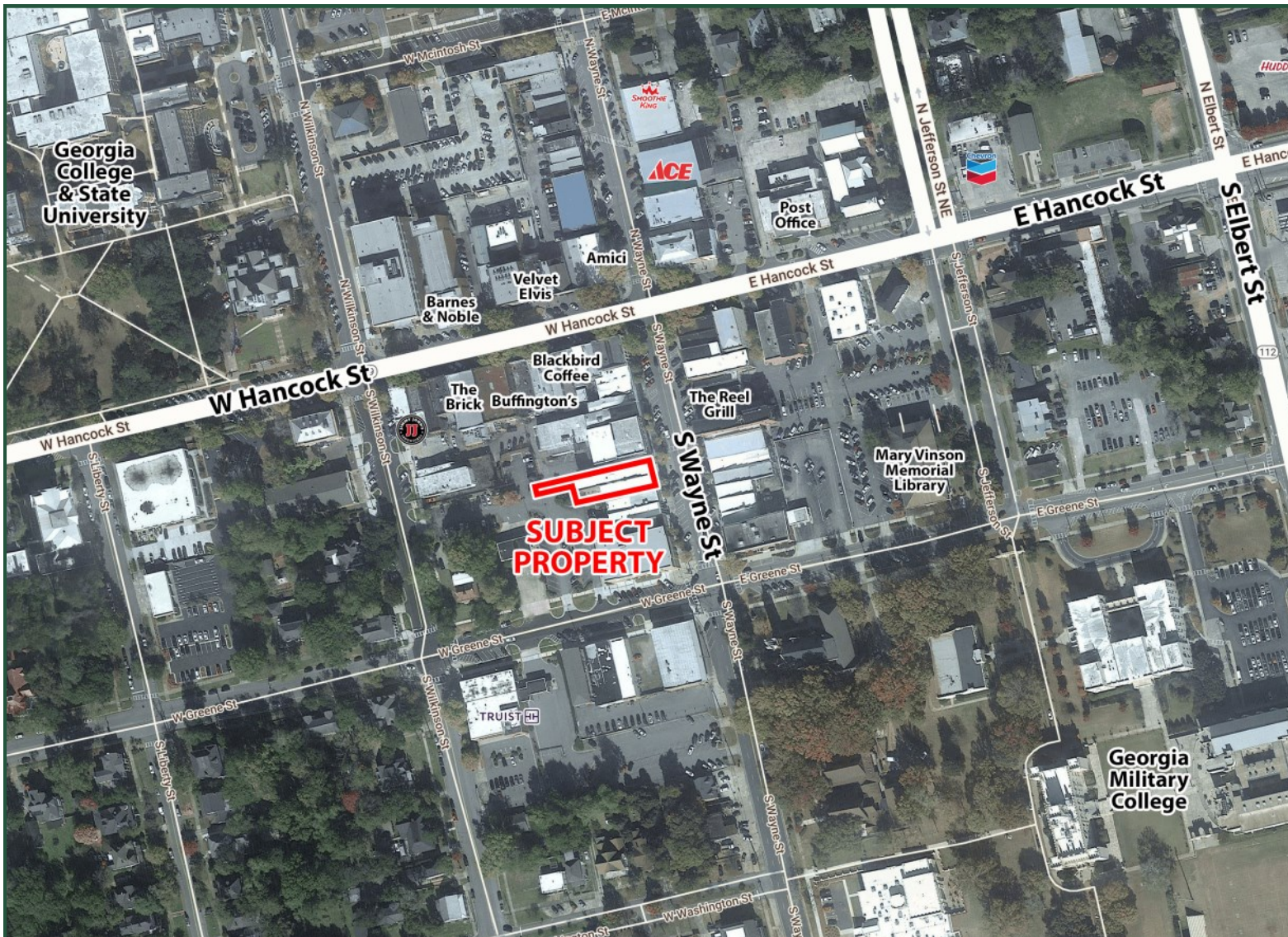
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AERIAL



2022 Demos	1 Mile	3 Miles	5 Miles
Population	6,302	19,725	29,652
Median Age	23.6	31.7	33.4
Average HHI	\$19,985	\$46,765	\$70,318

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