



**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 111 Fieldstone Drive  
 Milledgeville, GA 31061

**Building Size:** ±100,000 SF

**Available Office Suites:**

- 1,285 SF** : Floor plan includes 3 offices, conference room, storage and 1 restroom.
- 2,300 SF** : Floor plan includes 6 offices, conference room, reception area, and 2 restrooms.
- 6,400 SF** : Floor plan is wide open space. Double glass door entry, breakroom area with 2 multi-fixtured restrooms.

**Utilities:** All Available

### SITE

**Site Size:** 3.17 AC

**Parcel ID:** M54 053

**Zoning:** Commercial

**Parking:** Paved and Ample, Shared

## LEASE PRICE: CONTACT AGENT

Landlord will offer T.I. for long term lease

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	2,838	16,765	27,335
Avg HH Income	\$95,721	\$86,792	\$93,862
Median Age	33.3	30.1	34.3

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- The Columbia Professional Center is the largest private office complex in Milledgeville, Georgia. The Center offers ~100,000 SF of office space serving the needs of a growing Central Georgia regional community requiring medical, government and professional services.
- With a great tenant mix that includes Family Eye Care Associates, Atlanta Hearing Associates, and RHA Health Services. Neighbors include Lowe's, Hobby Lobby, Ollie's, Harbor Freight, Chick-fil-A, Zaxby's, Sonic, Freddy's Frozen Custard and Steakburgers, and the Milledgeville Mall.
- Convenient to Downtown, Atrium Navicent Hospital, Central Georgia Technical College, Milledgeville-Baldwin Industrial Park, and the retail corridor of Highway 441. Located 2 hours from Atlanta, Milledgeville fosters an active collegiate and recreational community
- Area should continue to grow in parallel to growth in the greater Atlanta, Macon areas as well as from the demand for secondary and retirement homes in this area
- City's 3 colleges (Georgia College and State University, Central Georgia Technical College and Georgia Military Institute) are core economic growth engines for the region



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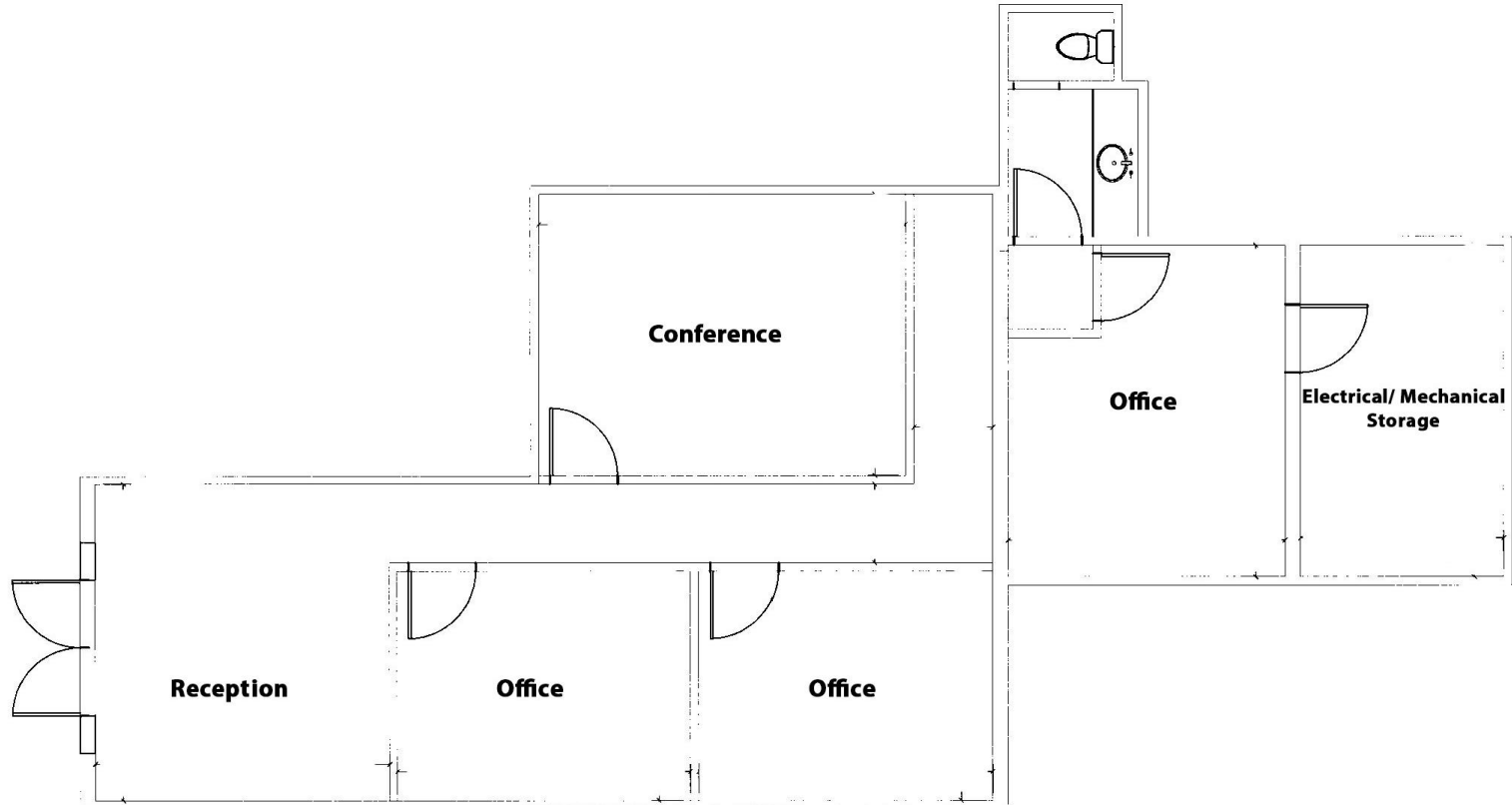
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## 1,285 SF Space



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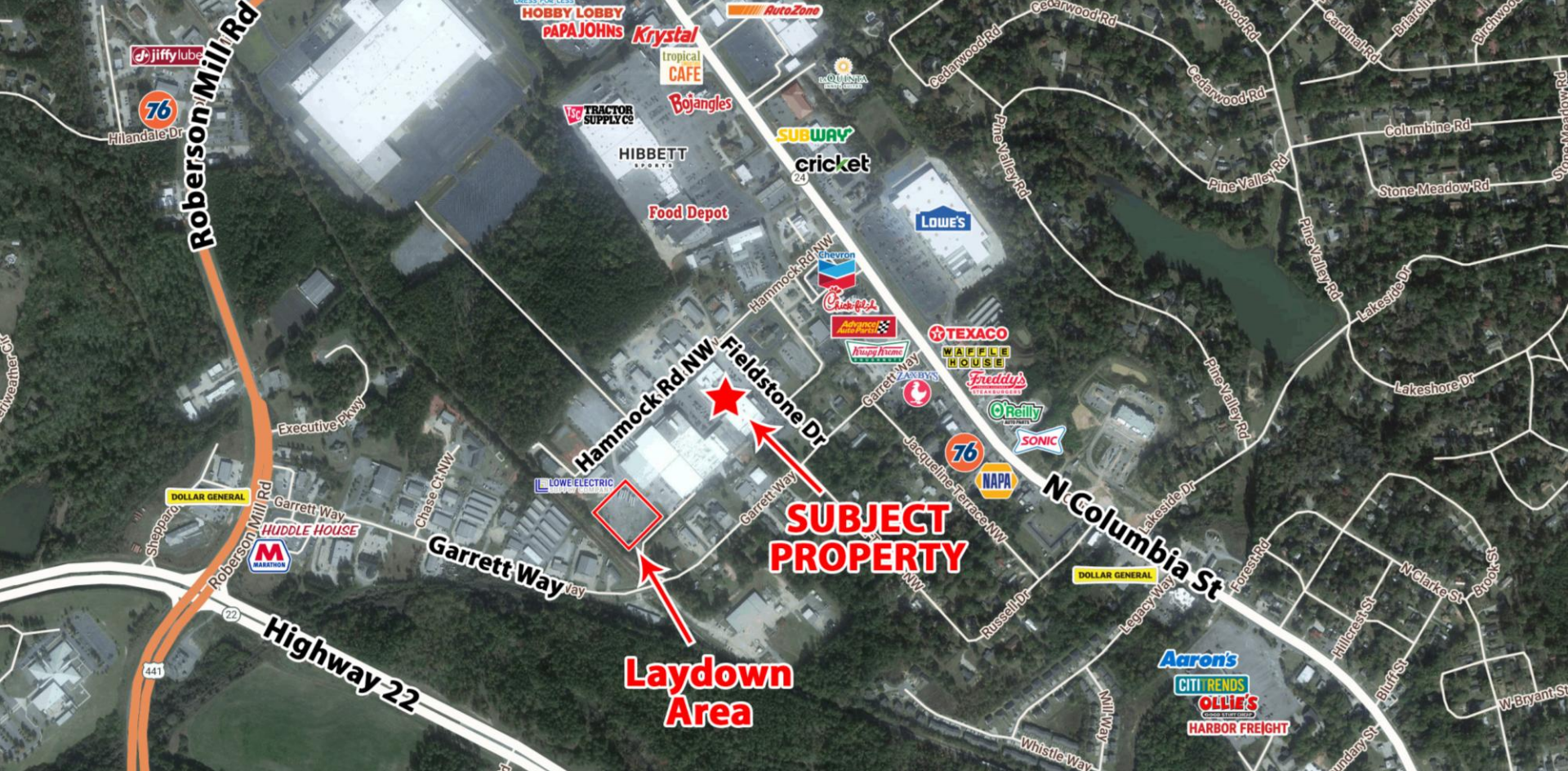
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**Professional Office Space**  
**Columbia Professional Center**  
111 Fieldstone Drive  
Milledgeville, GA 31061



- Summary
- Area Info
- Photos
- Floor Plans
- Aerial



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