

# Office Space For Lease

811 North Cobb Street  
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



## CONTACT

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577 Mulberry St, Suite 1100  
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## PROPERTY INFORMATION

### BUILDING

|                          |  |
|--------------------------|--|
| <b>Property Address:</b> | 811 North Cobb Street<br>Milledgeville, GA 31061 |
| <b>County:</b>           | Baldwin  |
| <b>Total Size:</b>       | 13,093 SF  |
| <b>Available:</b>        | 4,700 SF (Can be divided)                        |
| <b>Utilities:</b>        | All available                                    |
| <b>Parking:</b>          | Convenient and ample                             |
| <b>Frontage:</b>         | 180' on North Cobb Street                        |

### SITE

|                   |                            |
|-------------------|----------------------------|
| <b>Site Size:</b> | 0.55 Acres                 |
| <b>Parcel ID:</b> | M38 056                    |
| <b>Zoning:</b>    | OI<br>Office Institutional |

**Lease Rate:**  
**\$12.00 - \$15.00/PSF**

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## PROPERTY INFORMATION

### LOCATION

Located in the city of Milledgeville, property is convenient to downtown, Georgia College & State University, Central Georgia Technical College, Georgia Military College, and the Milledgeville-Baldwin Industrial Park. Neighbors include Atrium Health Navicent Baldwin County, Oconee Pediatrics, Medical Arts Pharmacy, Baldwin County Health Department, Oconee Valley Health Care, Baldwin Medical Center, and Georgia Medical Equipment Services.

### NOTES

Former location of Medical Arts Pharmacy, this building is currently under renovation. Former medical space (4,700 SF) can be divided and has a separate entrance.

| Demographics 2023 | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Population        | 6,282    | 19,780   | 29,330   |
| Avg HH Income     | \$42,138 | \$75,549 | \$84,496 |
| Median Age        | 24.3     | 31.3     | 34.0     |

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## PROPERTY AERIAL



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## PROPERTY SITE MAP



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