

**Professional/Medical Office – For Sale or Lease**  
**395 Meadow Ridge Circle**  
**Milledgeville, GA 31061**



Summary

Area Info

Photos

Aerial

Site Map



**CONTACT**

**Patty Burns, CCIM, ALC**  
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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 395 Meadow Ridge Circle  
Milledgeville, GA 31061

**County:** Baldwin

**Total Size:** 3,900 SF

**Taxes (2023):** \$3,929.12 (County)  
\$1,606.08 (City)

**Utilities:** All available. Total electric,  
county water, county sewer

**Parking:** 16 paved spaces, with  
2 handicap spaces

**Traffic Count:** 9,120 VPD - Dunlap Road

### SITE

**Site Size:** ±1 Acre

**Parcel ID:** 087D 210

**Zoning:** Community Commercial

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	3,182	16,865	28,421
Avg HH Income	\$95,321	\$104,523	\$94,908
Median Age	40.6	31.3	35.3

**REDUCED PRICE: \$585,000 | SALE PRICE: \$600,000**

**Owner will consider long-term lease: \$18/SF NNN**

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## DESCRIPTION

Floorplan is open with windows throughout. 6 treatment operatories, 1 executive office with restroom, receptionist area, lobby, and 3 additional restrooms. Upstairs is ideal for training/conference room, breakroom, and storage space. Property has 2 HVAC systems, alarm system, and yard sprinkler.

## LOCATION

Located just off Dunlap Road, property is convenient to the Milledgeville Mall, Walgreens, Aldi, Chipotle, Lowe's, Walmart, and many other offices, retailers, and restaurants. Ideal for dental, medical or professional office.



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## AERIAL



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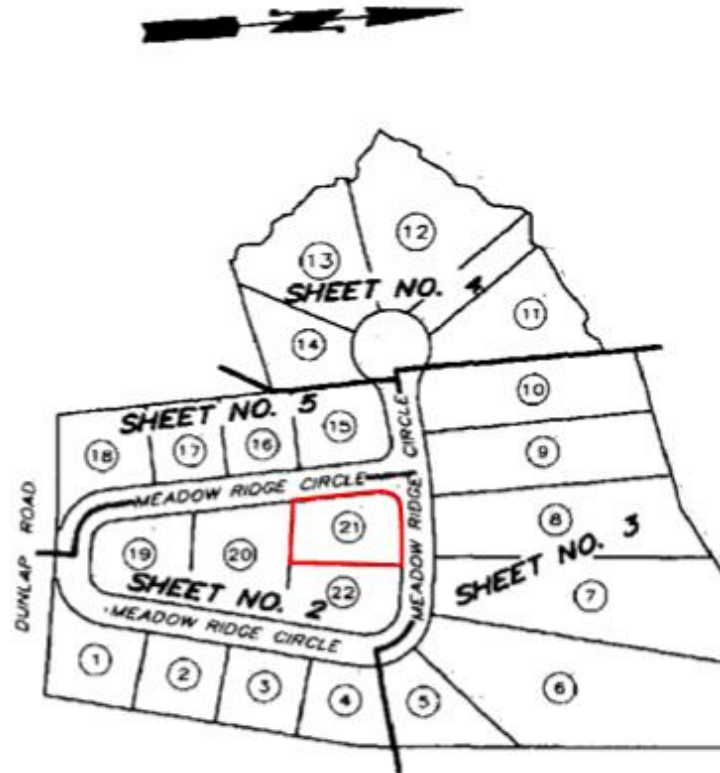
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## PLAT



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