

INVESTMENT PROPERTY – Two Tenant Medical Office
1201 Columbia Drive
Milledgeville, GA 31061



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



SALE PRICE: \$1,100,000

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address:	1201 Columbia Drive Milledgeville, GA 31061
County:	Baldwin
Total Size:	7,524 SF TOTAL 5,000 SF Space – OCCUPIED 2,500 SF Space - VACANT
Year Built:	1998
Renovated:	2016
Utilities:	All available
Parking:	40± Spaces
Frontage:	195' on W Martin Luther King Drive 68' on Columbia Drive 154' on Boundary Street

SITE

Site Size:	0.60Acres (Corner Lot)
Parcel ID:	M57 061B
Zoning:	Community Commercial
Taxes:	\$9,898 (City)
Traffic:	W Martin Luther King Drive – 4,377 N Columbia Street – 25,632

SALE PRICE: \$1,100,000

Demographics 2023	3 Miles	5 Miles	10 Miles
Population	19,851	29,775	45,662
Avg HH Income	\$82,250	\$86,448	\$91,317
Median Age	31.3	34.1	37.2

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PROPERTY INFORMATION

LOCATION

Property is minutes away from Atrium Health Navicent Baldwin, Downtown Milledgeville, and the high traffic retail corridor on North Columbia Street. Surrounding neighbors include Georgia College State University, Georgia Military College, Central Georgia Tech College, Baldwin County Tax Commissioner, Harbor Freight, Ollie's, Dollar General, Lowe's, Zaxby's, Chick-fil-A, and many more offices, businesses, retailers, and restaurants.



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2,500 SF VACANT SUITE FLOOR PLAN



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5,000 SF ORTHOPEDIC SUITE FLOOR PLAN



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Office DEPOT OfficeMax five BEL'W Starbucks

Bath & Body Works Rack Room Shoes TJ-maxx

maurices HIBBETT SPORTS belk

ROSS Dress for Less bealls OUTLET PET SMART

HOBBY LOBBY DUNKIN' Krystal

BASKIN ROBBINS PAPA JOHN'S ALDI

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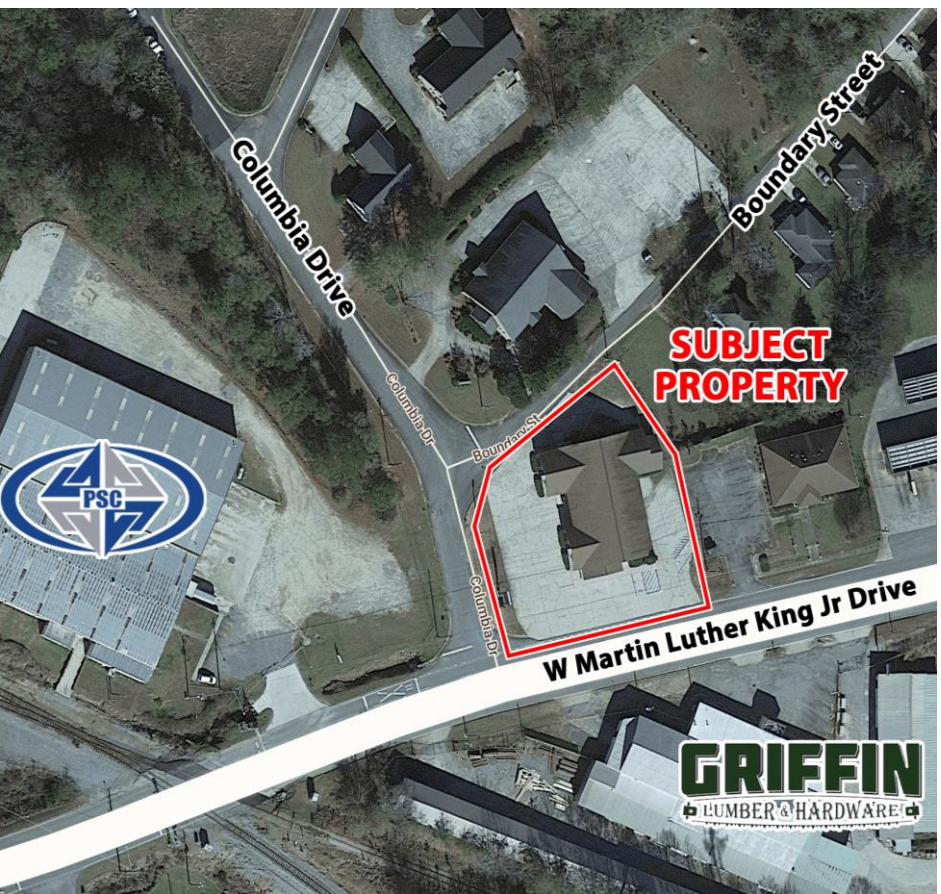
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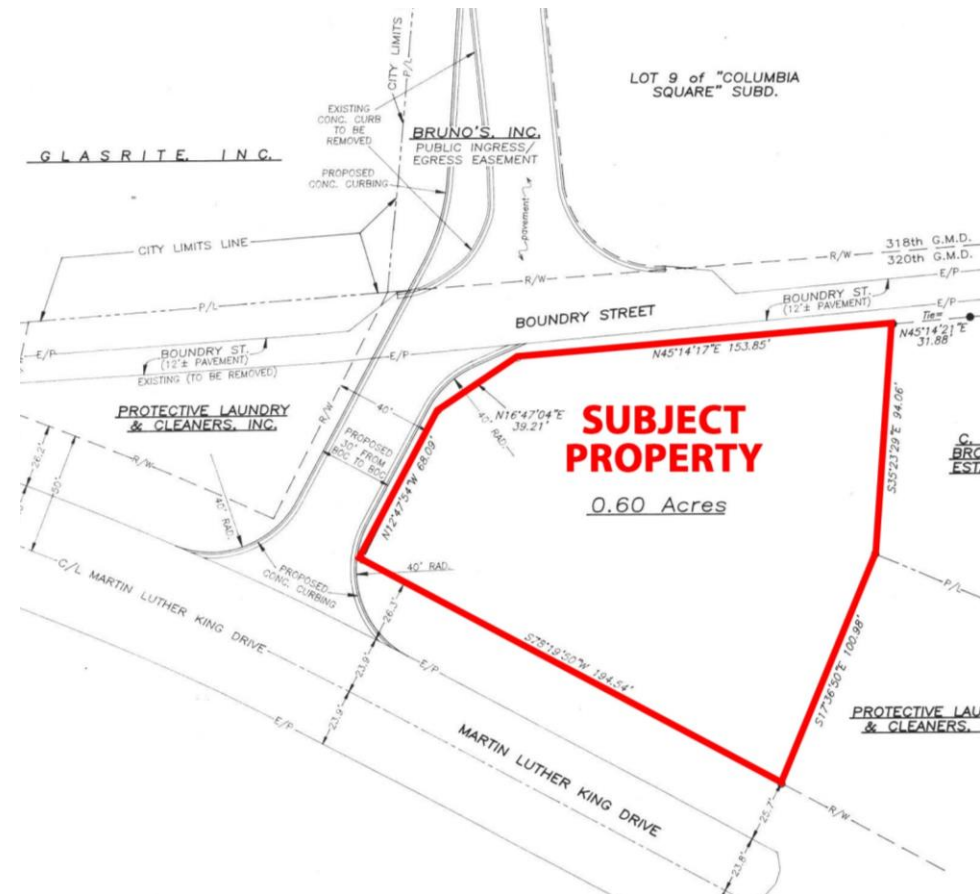
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SITE MAP



PLAT



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