

Huff's Convenience Store
488 Highway 49
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



CONTACT

Patty Burns, CCIM, ALC
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PROPERTY INFORMATION

BUILDING

Property Address:	488 Highway 49 Milledgeville, GA 31061
Total Size:	3,910 SF Store - 2,630 SF Storage - 480 SF House - 800 SF
Year Built:	1960
County Taxes:	\$1,138.40 (2023 est.)
Frontage:	450' on Highway 49
Parking:	Front paved parking
Traffic Count:	6,460 Vehicles Per Day

SITE

Site Size:	3.04 Acres
Parcel ID:	038 048B1
County:	Baldwin
Zoning:	None, in Baldwin County

SALE PRICE:
\$675,000

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Property is multiple buildings on the same parcel, including a convenience store, a storage area, and a residential home. Site is fenced, and has been renovated recently to update many features. Property has new water lines, new windows, a new parking lot, and electric and plumbing features have been upgraded. A new 30-year roof was installed 5 years ago.



The convenience store has a kitchen, coolers, freezers, an open retail area, and a small seating area. There are four (4) underground fuel tanks which are currently out of use, but remain in compliance and can be used or updated per EPA.

Demographics 2023	3 Mile	5 Miles	10 Miles
Population	2,593	20,208	45,255
Avg HH Income	\$55,904	\$59,357	\$91,119
Median Age	38.7	33.6	37.1

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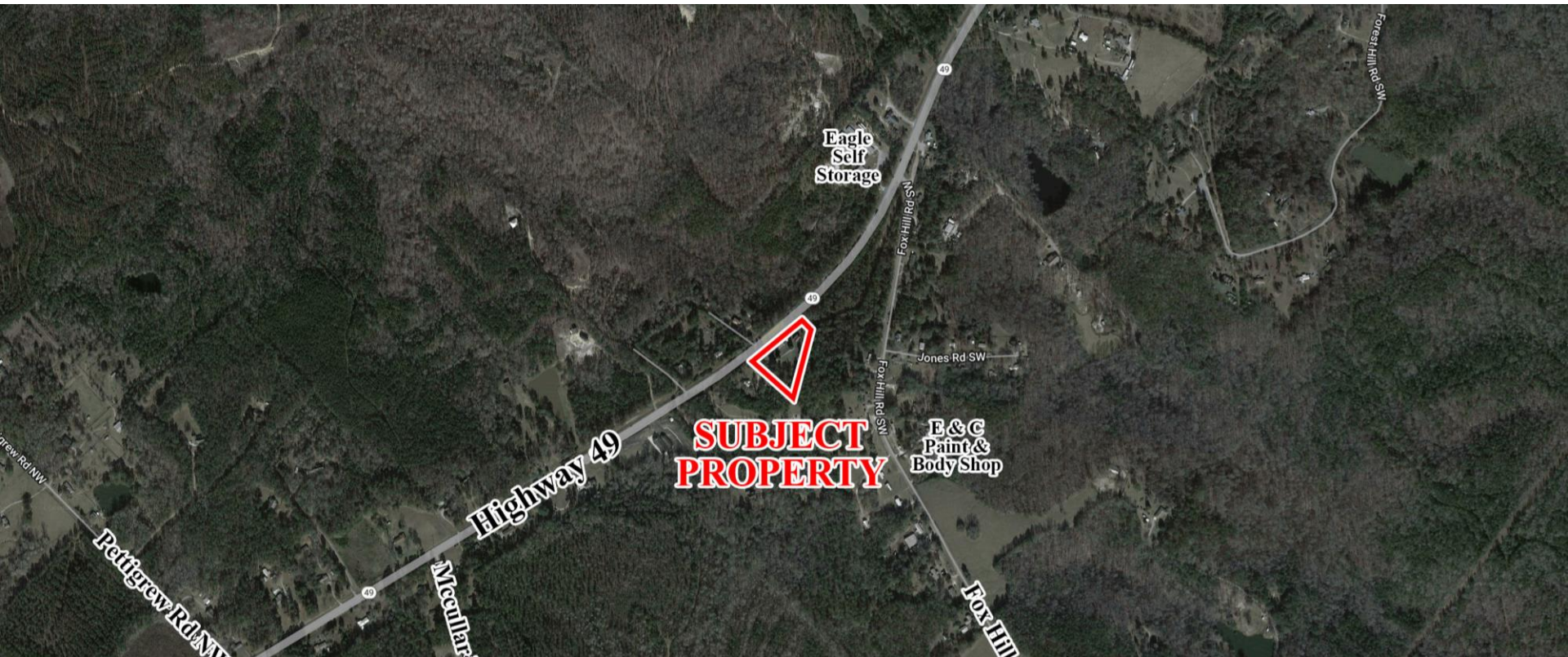
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AERIAL



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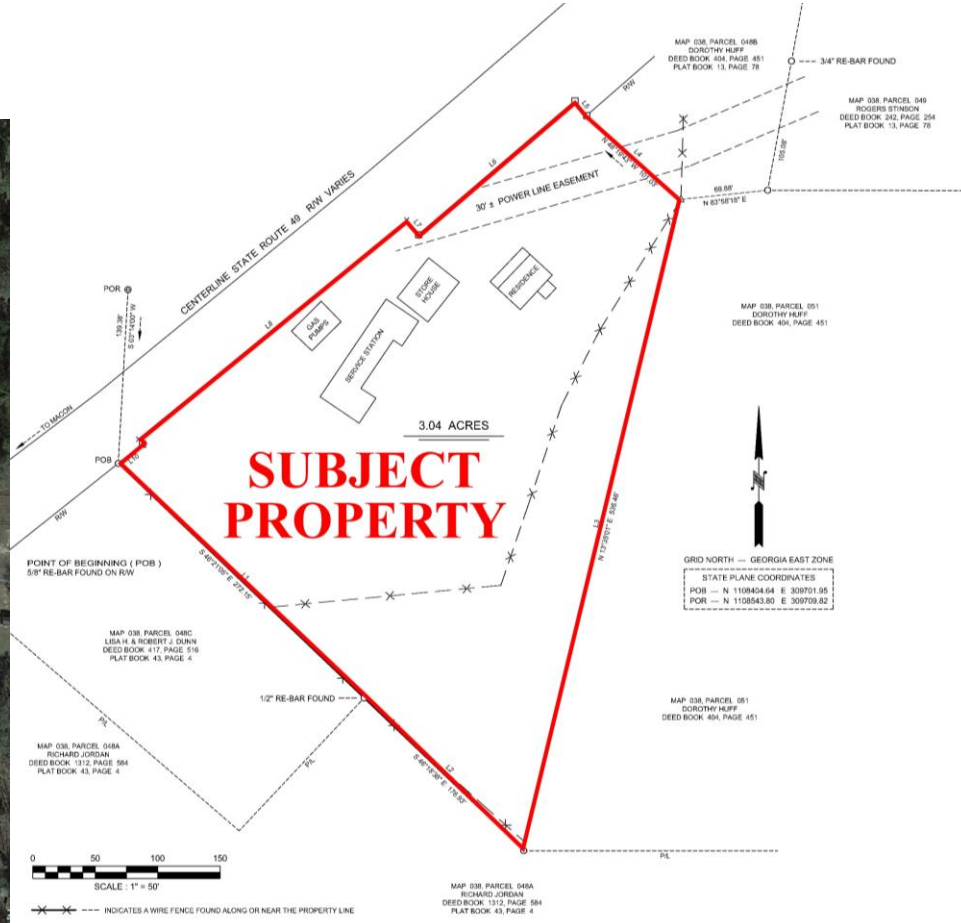
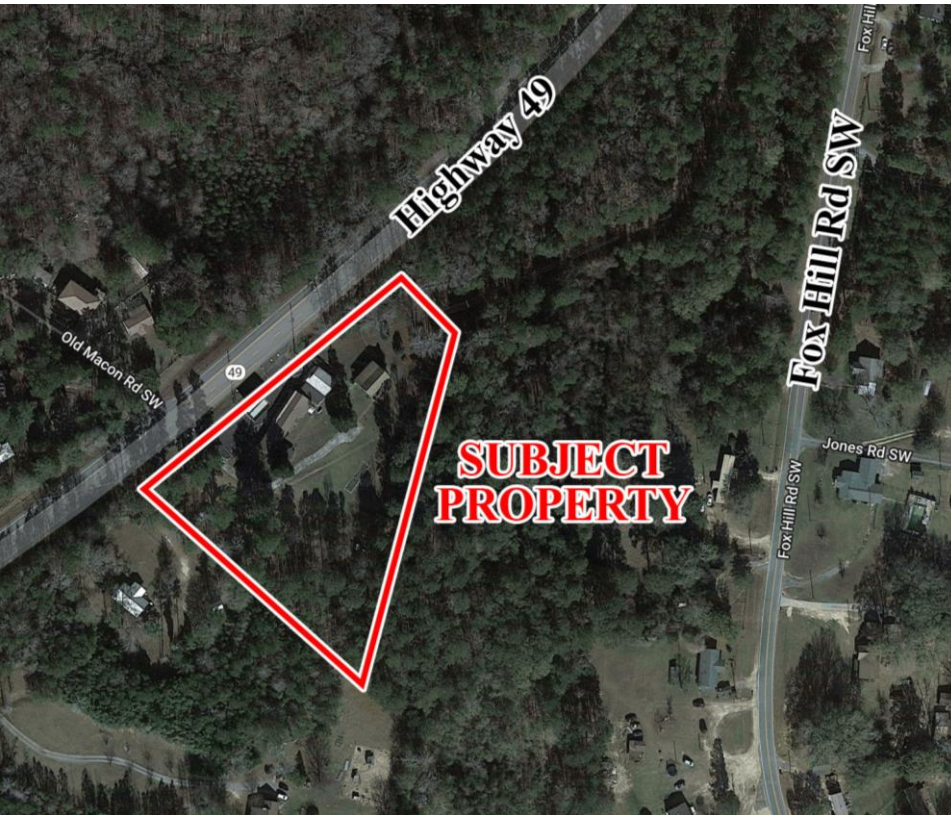
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↓ SITE MAP

PLAT →



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