

FOR LEASE – Freestanding 1,200 SF Office
1776 North Jefferson Street
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



LEASE PRICE: \$1,500/per month
(Plus \$30/month for water and trash)

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jim Fain
478-997-6400 Office
478-363-2145 Cell
jfain@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
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<https://commercial.fickling.com>

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PROPERTY INFORMATION

BUILDING

Property Address: 1776 North Jefferson Street
Milledgeville, GA 31061

County: Baldwin

Year Built: 1991

Total Size: 1,200 SF

Available: **1,200 SF**

Utilities: All Available

Parking: Front of Building (20± Spaces)

Traffic Count: North Jefferson Street – 12,300

SITE

Site Size: 1.3179 Acres

Parcel ID: M91 004

Zoning: Community Commercial

LEASE PRICE: \$1,500/per month
(Plus \$30/month for water and trash)

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	3,040	16,827	28,235
Avg HH Income	\$83,268	\$104,102	\$94,222
Median Age	35.5	31.0	35.3

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NOTES

Office suite's floorplan includes lobby, reception, lab/breakroom, restroom, and 3 other offices or treatment/exam rooms. Other tenants in the complex include Sinclair Oconee Agency, DUI School, and Beltone Hearing Aids. Ideal location for tax services, insurance company, or any other professional office use. Tenant pays utilities and reimburses landlord for water and trash (\$30/per month). Landlord pays taxes and insurance.

LOCATION

Located on North Jefferson Street, with easy access to North Columbia Street (Highway 441). Surrounding neighbors include Circle K, Keller Williams Realty, Other Guys Body Shop, Williams Funeral Home, and other professional/medical offices and retail shops.



Signage Available

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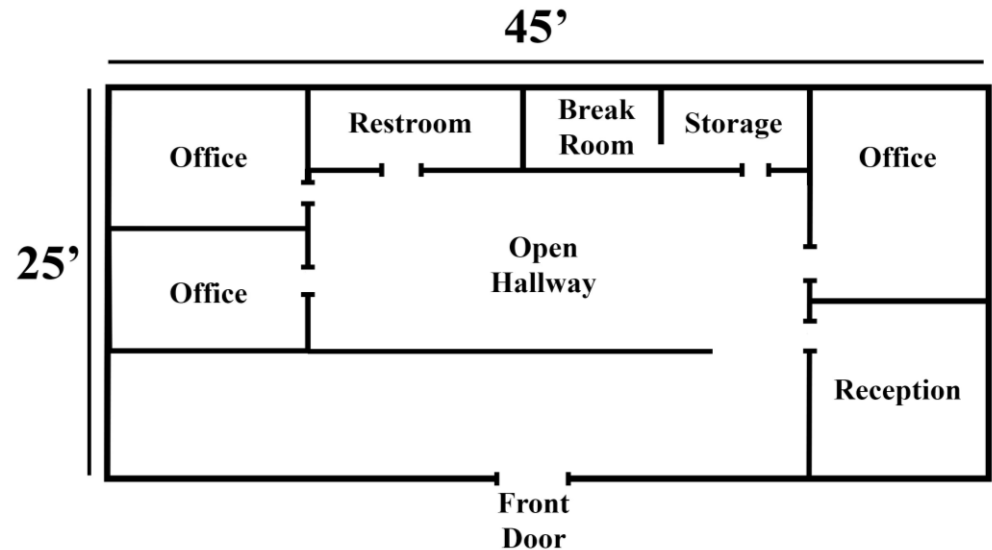
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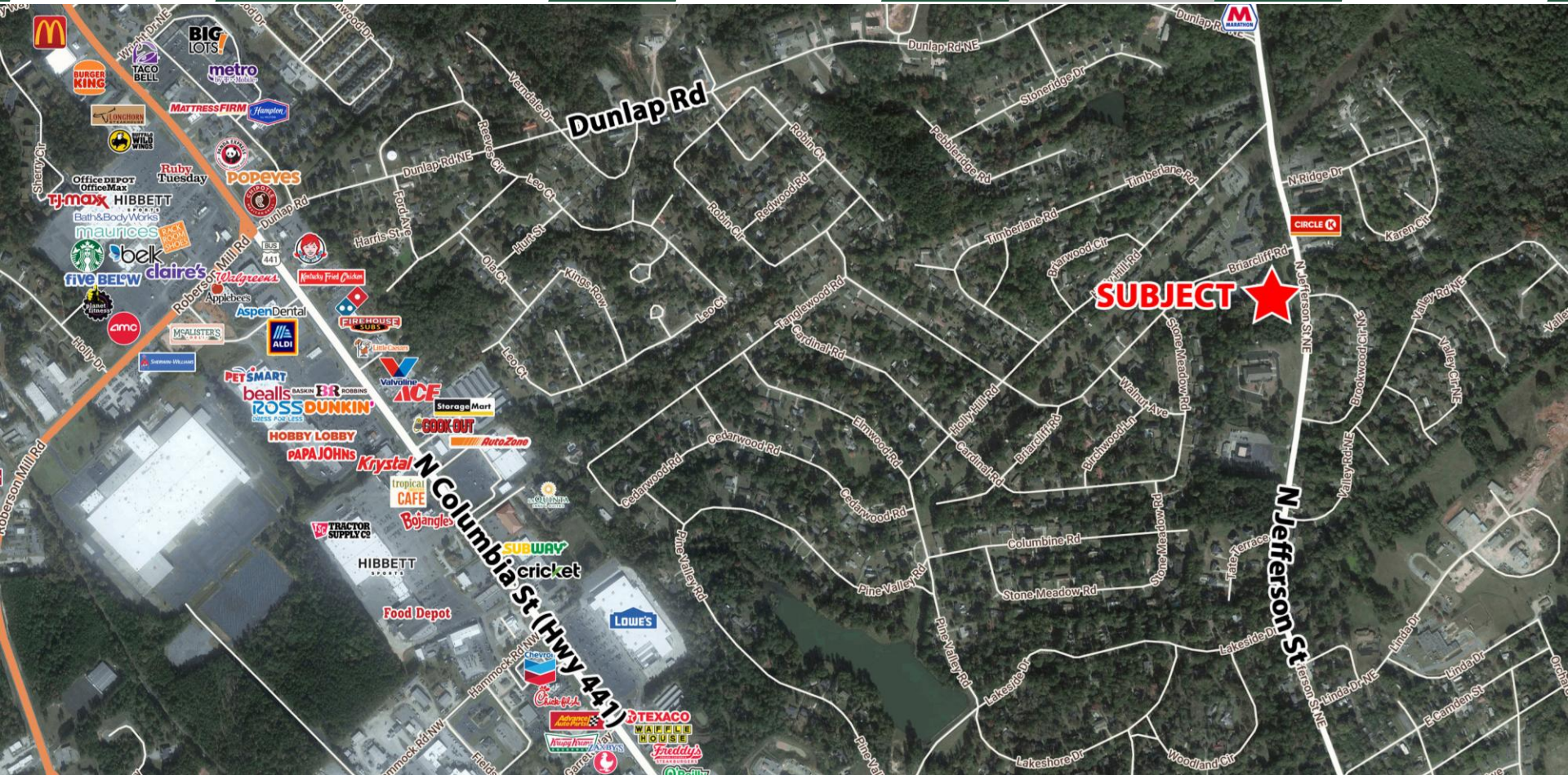
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