

# FREESTANDING OFFICE FOR SALE

112 C Wright Drive  
Milledgeville, GA 31061



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



## CONTACT

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

### BUILDING

**Property Address:** 112 C Wright Drive  
Milledgeville, GA 31061

**County:** Baldwin

**Total Size:** 4,523 SF

**Taxes:** City - \$1,756.43 (2023 est.)  
County - \$3,590.03 (2023 est.)

**Utilities:** All available

**Parking:** ±33 spaces (front & side)

**Traffic Count:** 37,500 VPD – N Columbia Street

### SITE

**Site Size:** 0.69 Acres

**Parcel ID:** M72 008C

**Zoning:** Community Commercial

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	2,070	15,581	28,890
Avg HH Income	\$102,632	\$104,726	\$94,252
Median Age	42.8	31.9	35.0

**REDUCED PRICE: \$599,000**

~~**SALE PRICE: \$625,000**~~

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This 4,523 SF building, situated on 0.69 Acres has a floor plan ideal for medical or general office use. Interior layout includes reception area, lobby, private offices, and break room. Five (5) restrooms located in the building, three (3) are on the main level, two (2) are on the upstairs level. Property includes the large parking area on the left side of the building. See included survey (Lots 1, 11, 12).

Office is conveniently located to the Milledgeville Mall, Walmart, Big Lots, Direct Furniture Outlet, Three Rivers Home Health, DPS Health & Wellness, Marketing Georgia Inc, McDonald's, Burger King, Taco Bell, and many other restaurants, banks, and medical & office properties.



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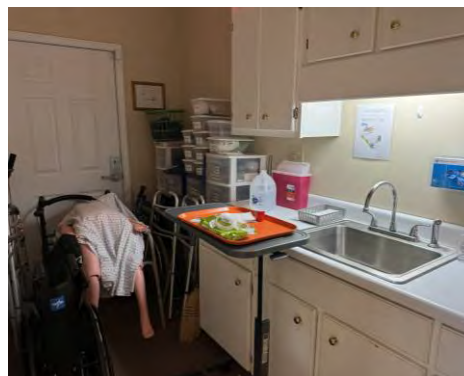
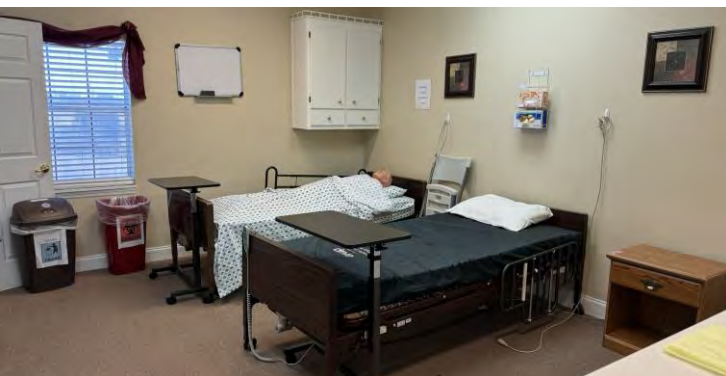
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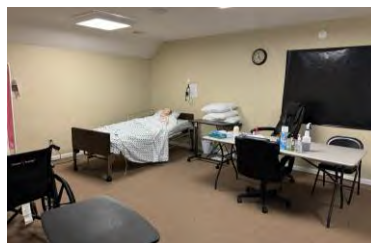
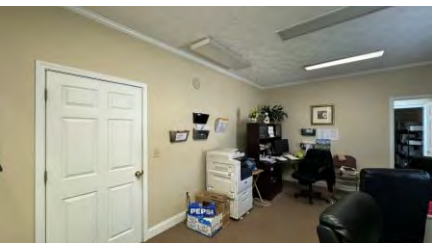
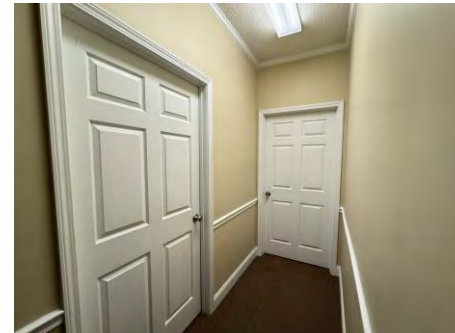
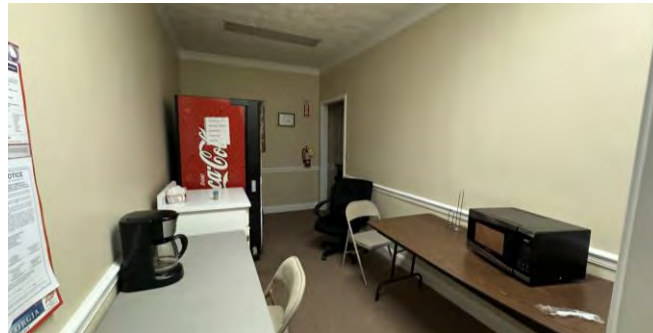
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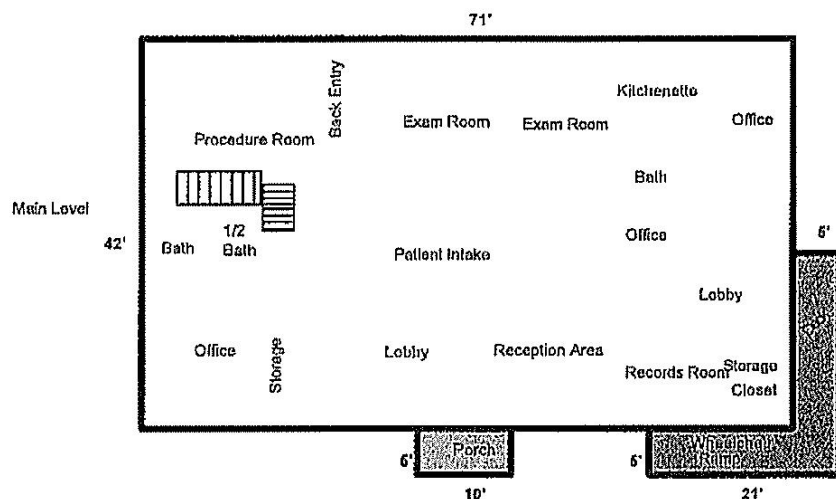
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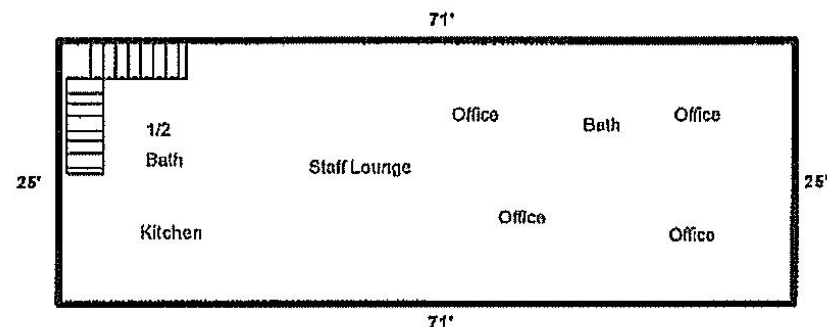
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### Main Level Floor Plan



### Upstairs Floor Plan



\*All measurements and all calculations of area are approximate and not guaranteed

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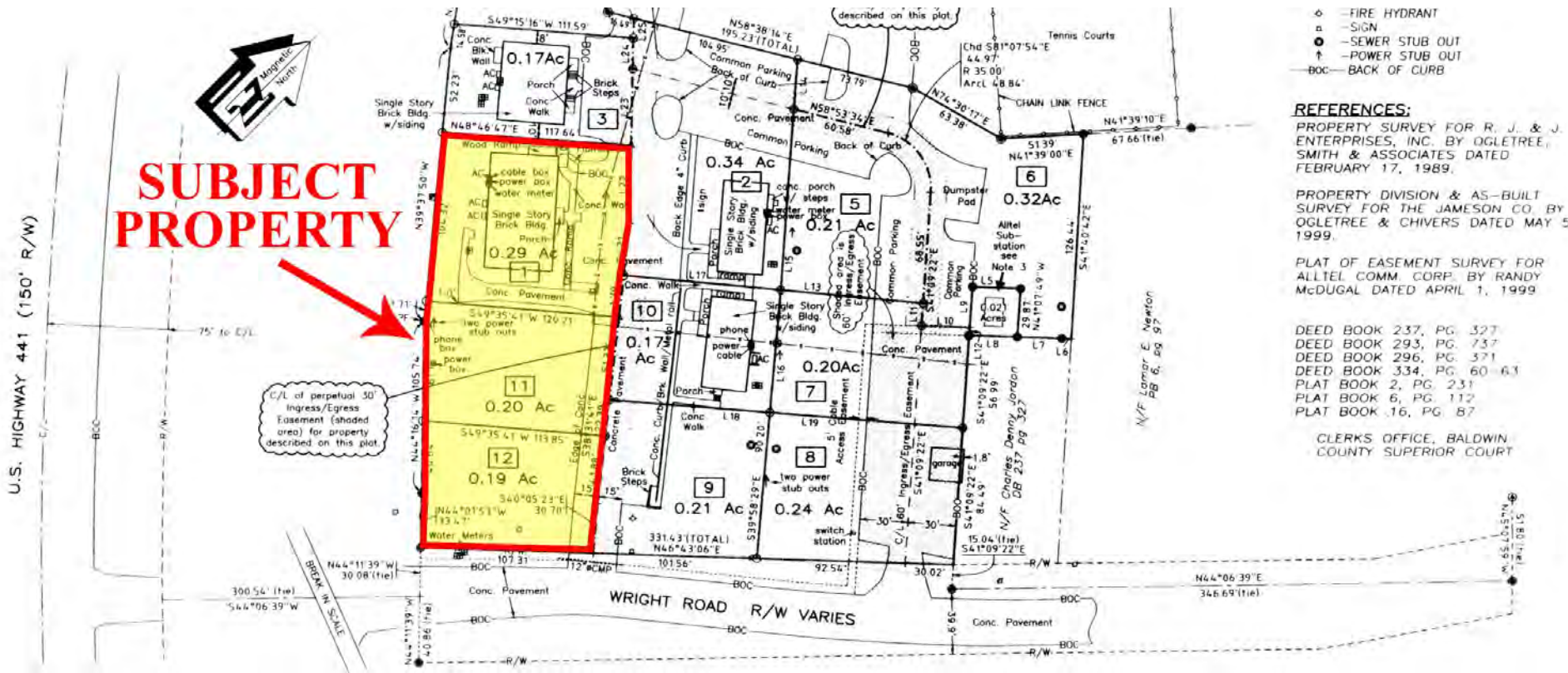
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## SURVEY



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