

Single Tenant Investment/Income Producing Opportunity
FOR SALE - River Edge Behavioral Center
60 West Highway 22 (Blandy Way)
Milledgeville, GA 31061



Summary

Tenant Info

Area Info

Photos

Floor Plans

Aerial

Site Map



CONTACT

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

www.georgiacommercialrealestate.net

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



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
https://commercial.fickling.com

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PROPERTY INFORMATION

BUILDING

Property Address: 60 West Highway 22
Milledgeville, GA 31061

County: Baldwin

Total Size: ±27,000 SF

Year Built/Renovated: 1941 & 1981
1/3 of roof is 9 years old
2/3 of roof is 6 years old

Utilities: All available

Parking: Ample, lot replaced in 2020

Traffic Count: Roberson Mill Rd NE - 20,800
VPD

SITE

Site Size: 2.32 Acres (includes building & parking lot)

Parcel ID: 068 001D

Zoning: C-3

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	14,809	25,874	49,281
Avg HH Income	\$72,979	\$91,662	\$94,929
Median Age	29.4	33.5	38.8

SALE PRICE: \$2,700,000
CAP Rate: 7.2%

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TENANT INFORMATION

Serving more than 10,000 Georgians annually, River Edge Behavioral Health is one of the state’s leading resources for mental health, substance use disorder, and intellectual and developmental disabilities. River Edge’s dedicated, highly-trained staff along with its state-of-the-art prevention, treatment, and support services has made life better for Georgians since 1950. River Edge Crisis Service Centers operate 24/7, 365 days a year, providing up to 23 hours of outpatient crisis stabilization for adults experiencing acute mental health or substance use crises. These centers offer a vital alternative to emergency room visits or delays in accessing care.

Services and Supports: (<https://www.river-edge.org/about/overview.cms>)

Mental Illness Recovery

River Edge offers a wide array of evidence-based mental health services for youth and adults journeying toward recovery. River Edge is especially skilled at assisting those with multiple challenges as well as promoting and supporting recovery for individuals and families with intensive needs.

Substance Use Disorder Recovery

River Edge offers evidence-based treatment and support services for individuals with a substance use disorder. Services optimize health, well-being, hope, and healing opportunities for each individual. Interventions build on the strengths, needs, abilities, and preferences of persons served to bolster recovery and natural resilience.

Intellectual & Developmental Disabilities Support

At River Edge, instead of seeing disabilities, we see different abilities. Our caring, well-trained staff partner with individuals, families, loved ones, and other providers to offer individualized choices, options, opportunities, and support services that encourage living the most independent, meaningful life possible.



Highlights:	
Website:	www.river-edge.org/
Founded:	1950
Locations:	14 (GA)

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FINANCIAL INFORMATION

River Edge has been a tenant since May 2009. They originally occupied 13,538 sf. River Edge expanded into an additional 11,655 sf for a total of 25,193± sf.

See below for current and rental rates, showing the 3% annual increases, as well as 2024 financial information.

13,538 SF Space	
1st Option: July 1, 2025 - June 30, 2026	\$10,862.35/monthly
2nd Option: July 1, 2026 - June 30, 2027	\$11,188.23/monthly
3rd Option: July 1, 2027 - June 30, 2028	\$11,523.88/monthly
4th Option: July 1, 2028 - June 30, 2029	\$11,869.60/monthly

11,655 SF Space (Expansion Area)	
1st Option: January 1, 2025 – December 31, 2025	\$8,557.97/monthly
2nd Option: January 1, 2026 – December 31, 2026	\$8,814.71/monthly
3rd Option: January 1, 2027 – December 31, 2027	\$9,079.15/monthly
4th Option: January 1, 2028 – December 31, 2028	\$9,351.52/monthly

Financials - January 2024:

Net Income:	\$233,043
Taxes:	\$18,000
Insurance:	\$8,000
Repairs:	\$6,991 (3% estimate)
Reserves:	\$4,661 (2% estimate)
Total Expenses:	\$37,652
NOI:	\$195,391

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Great investment opportunity! This ±27,000 SF building on 2.32 acres is currently leased to River Edge Behavioral Center. Tenant spent \$1,000,000 when initially leased in 2013 and spent \$100,000 in upgrades in 2020. January rent is currently at \$19,420.32 per month, with a 3% increase in rent annually.

Property is conveniently located off Highway 441 and is approximately 3 miles from downtown Milledgeville. Neighboring businesses include Baldwin County Recreation Department, Heart of Georgia Animal Care, Oconee Concrete, Central Georgia Technical College, Lakeview Academy, Baldwin County Board of Education, and more.



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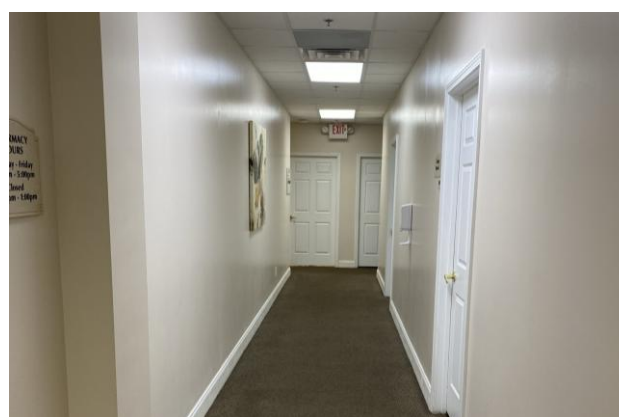
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FLOOR PLAN



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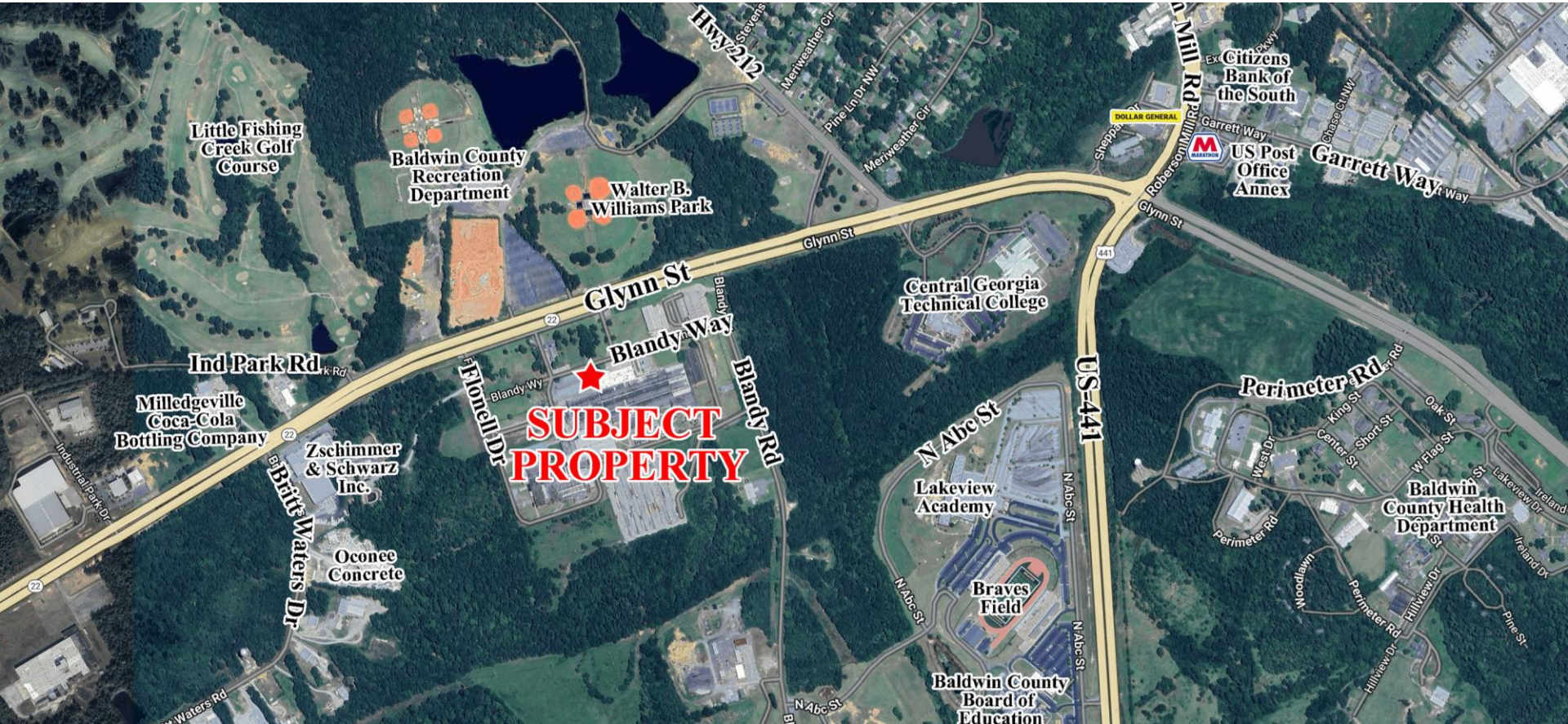
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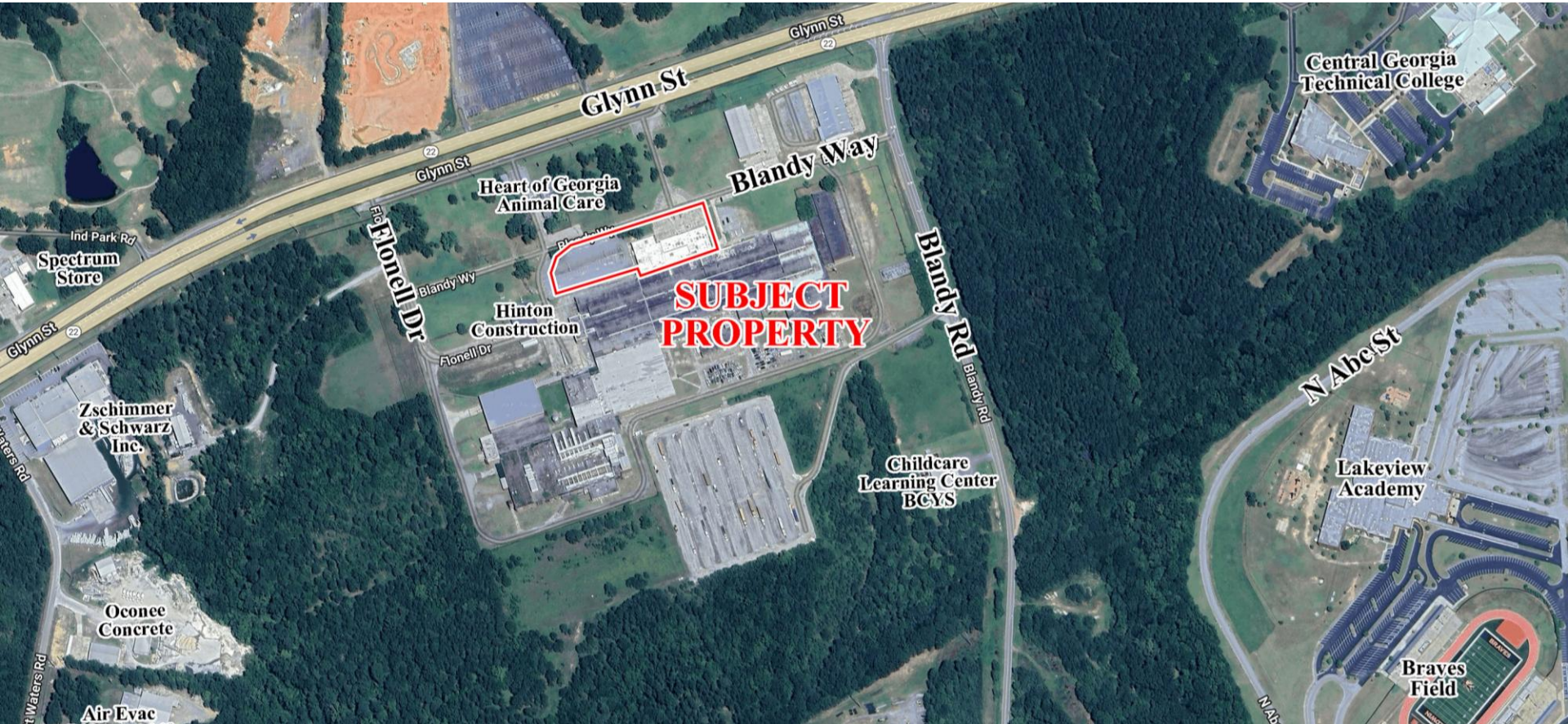
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SITE MAP



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