

# Downtown Office Space Available

100 S. Wayne Street, 101 E. Hancock Street  
Milledgeville, GA 31061



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



## LEASE PRICE: \$1,800.00/Month

### CONTACT

**Patty Burns, CCIM, ALC**  
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PROPERTY INFORMATION

BUILDING

**Property Address:** 100 S. Wayne Street  
101 E. Hancock Street  
Milledgeville, GA 31061

**County:** Baldwin

**Total Size:** ±7,244 SF

**Available:** ±1,000 SF

**Utilities:** All available

**Parking:** Street

SITE

**Site Size:** 0.086 AC

**Parcel ID:** M60 124

**Zoning:** CBD

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	5,744	19,700	28,714
Avg HH Income	\$44,879	\$66,915	\$87,581
Median Age	22.2	31.2	34.0

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## NOTES

±1,000 square feet available with separate entry on Hancock Street. Some furnishings remain in space. Contains lobby, office, conference room area, and restroom. Adjacent to Caddy's Corner Golf Simulator & Retail Experience (coming soon).  
Ideal for office or retail.

## LOCATION

This property is conveniently located on the corner of South Wayne Street and East Hancock Street in Downtown Milledgeville, just minutes from North Columbia Street, the main retail corridor.

Nearby landmarks and businesses include City Hall, Baldwin County Courthouse, Baldwin County Tax Assessor, US Post Office, Georgia College and State University, Georgia Military College, Ace Hardware, Century Bank, Magnolia State Bank, Edward Jones, The Red Door, Amici, The Brick, Smoothie King, The Reel Grill, JK Korean BBQ, and numerous other restaurants, retailers, and medical/professional offices.

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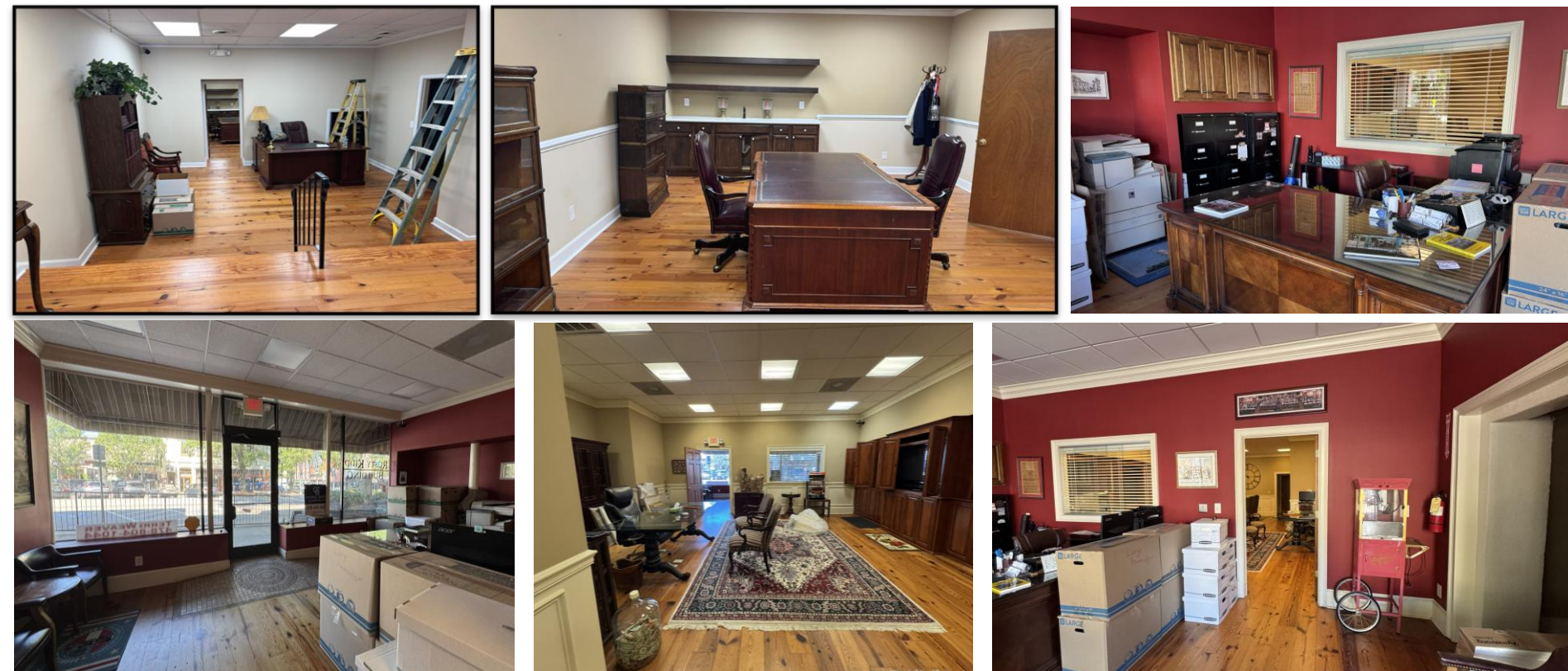
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## E. Hancock Street Entry



## S. Wayne Street Entry (Leased)

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

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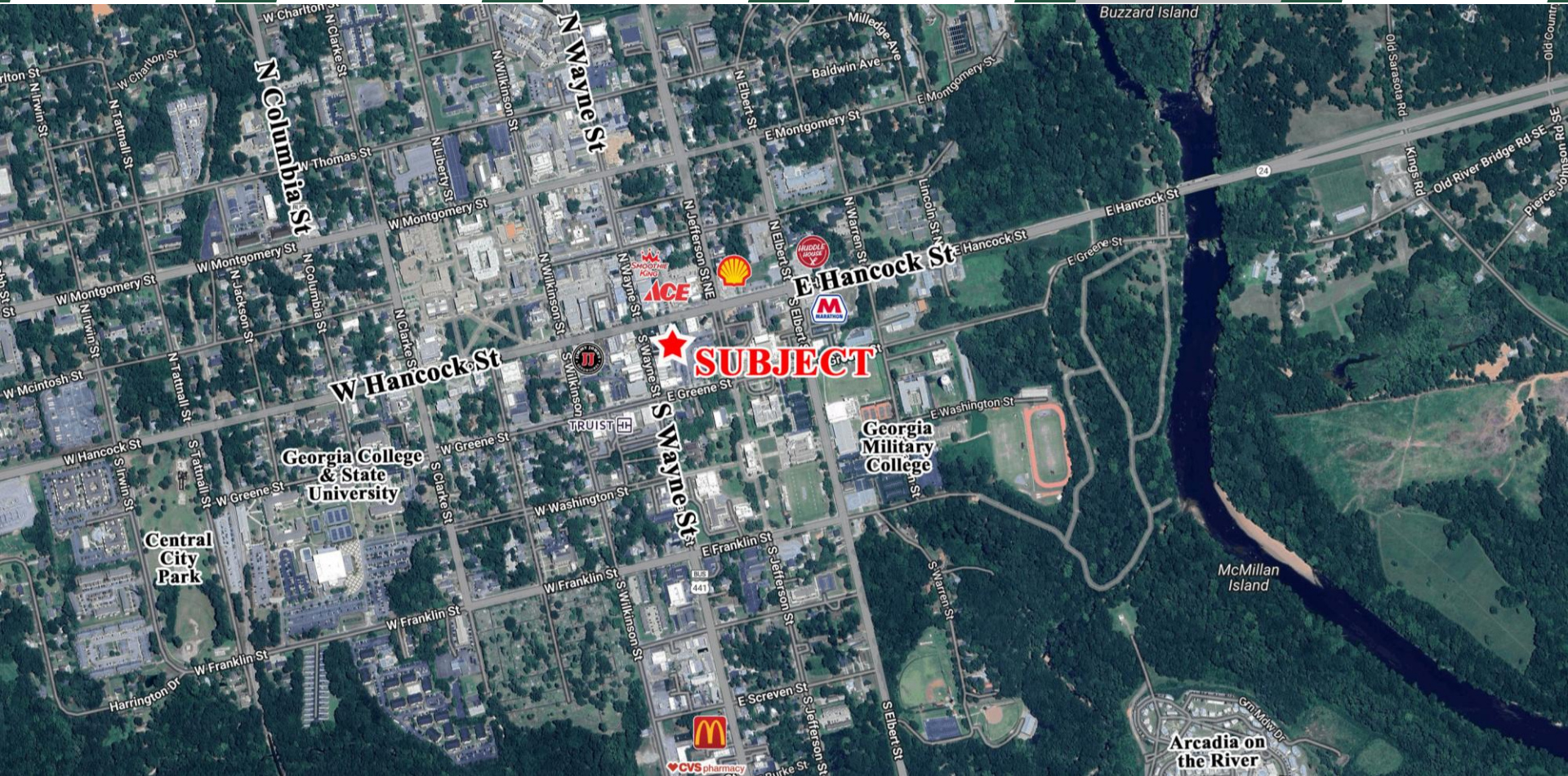
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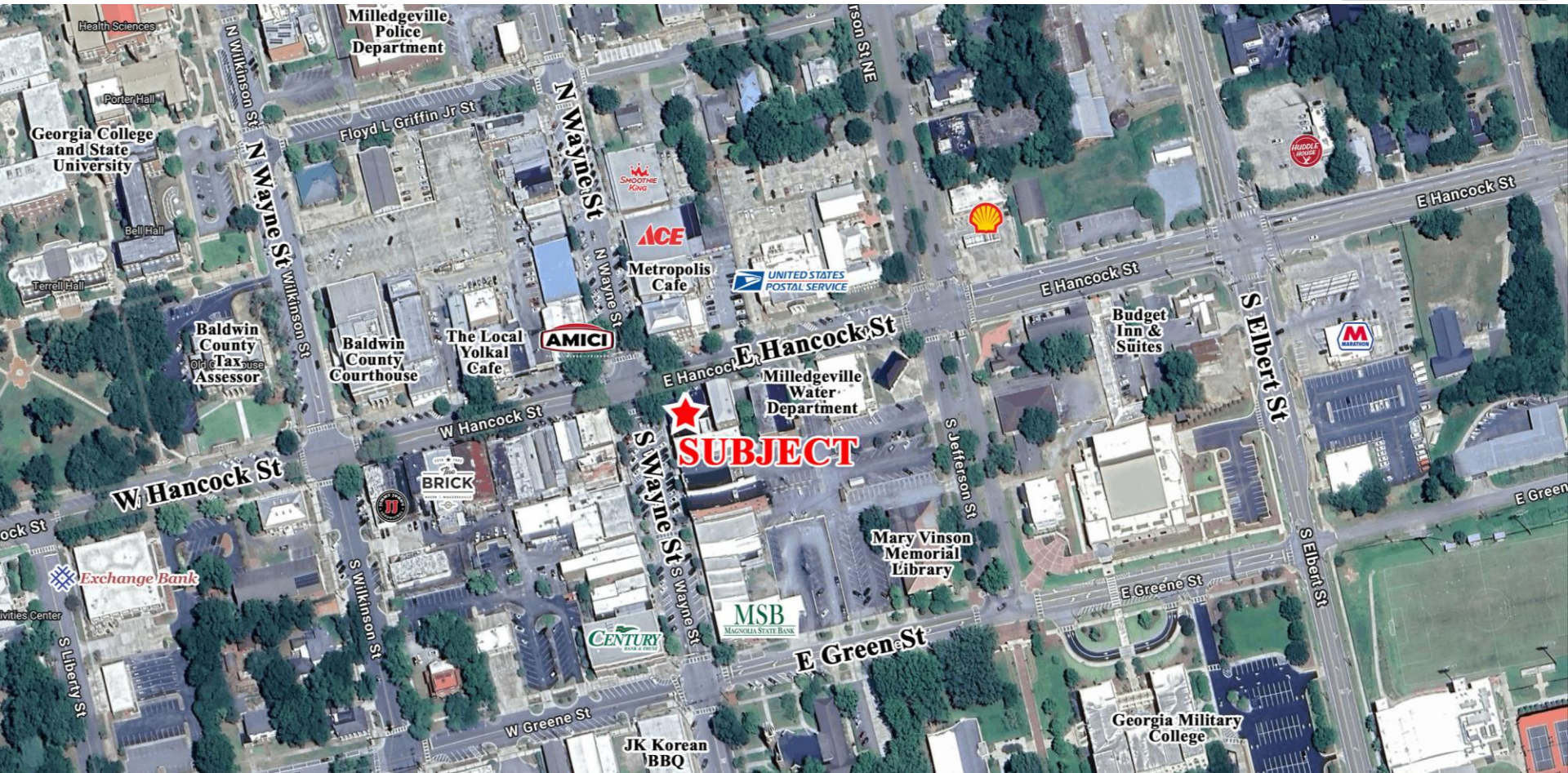
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