

Two Parcels Sold Together

1000 Vinson Highway & 1070 S Jefferson Street
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



REDUCED PRICE: \$55,000.00 | SALE PRICE: ~~\$84,000.00~~

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PROPERTY INFORMATION

BUILDING

Property Addresses: 1000 Vinson Highway &
107 S Jefferson Street
Milledgeville, GA 31061

County: Baldwin

Total Size: 1000 Vinson Highway - 648 SF

2024 City & County Combined Taxes: 1000 Vinson Highway - \$415.07
1070 S Jefferson Street - \$65.41

Utilities: All Available

Parking: On Site

Traffic Count: Vinson Highway - 3,090 VPD

SITE

Site Sizes: 1000 Vinson Highway - 0.1 AC
1070 S Jefferson Street - 0.2296 AC

Parcel IDs: 1000 Vinson Highway - M44 058
1070 S Jefferson Street - M44 057

Zoning: Community Commercial

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	4,148	19,959	27,513
Avg HH Income	\$48,550	\$60,271	\$81,801
Median Age	27.6	31.4	33.7

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AREA INFORMATION

PROPERTY

This prime commercial opportunity combines two parcels at 1000 Vinson Highway (GA-112) and 1070 South Jefferson Street, with exceptional road frontage and visibility. Parcels are zoned Community Commercial and situated within the City limits of Milledgeville, offering a wide range of development possibilities from retail and services to mixed-use ventures. The existing building is 648 SF, providing a starting point that could be incorporated into future plans.

LOCATION

Positioned along GA Hwy 112, one of the most heavily traveled routes connecting Milledgeville to the Fall Line Freeway. Vinson Highway also passes directly through Renaissance Park, the centerpiece of redevelopment at the historic Central State Hospital campus, placing these parcels at the heart of one of Middle Georgia's most promising growth areas.



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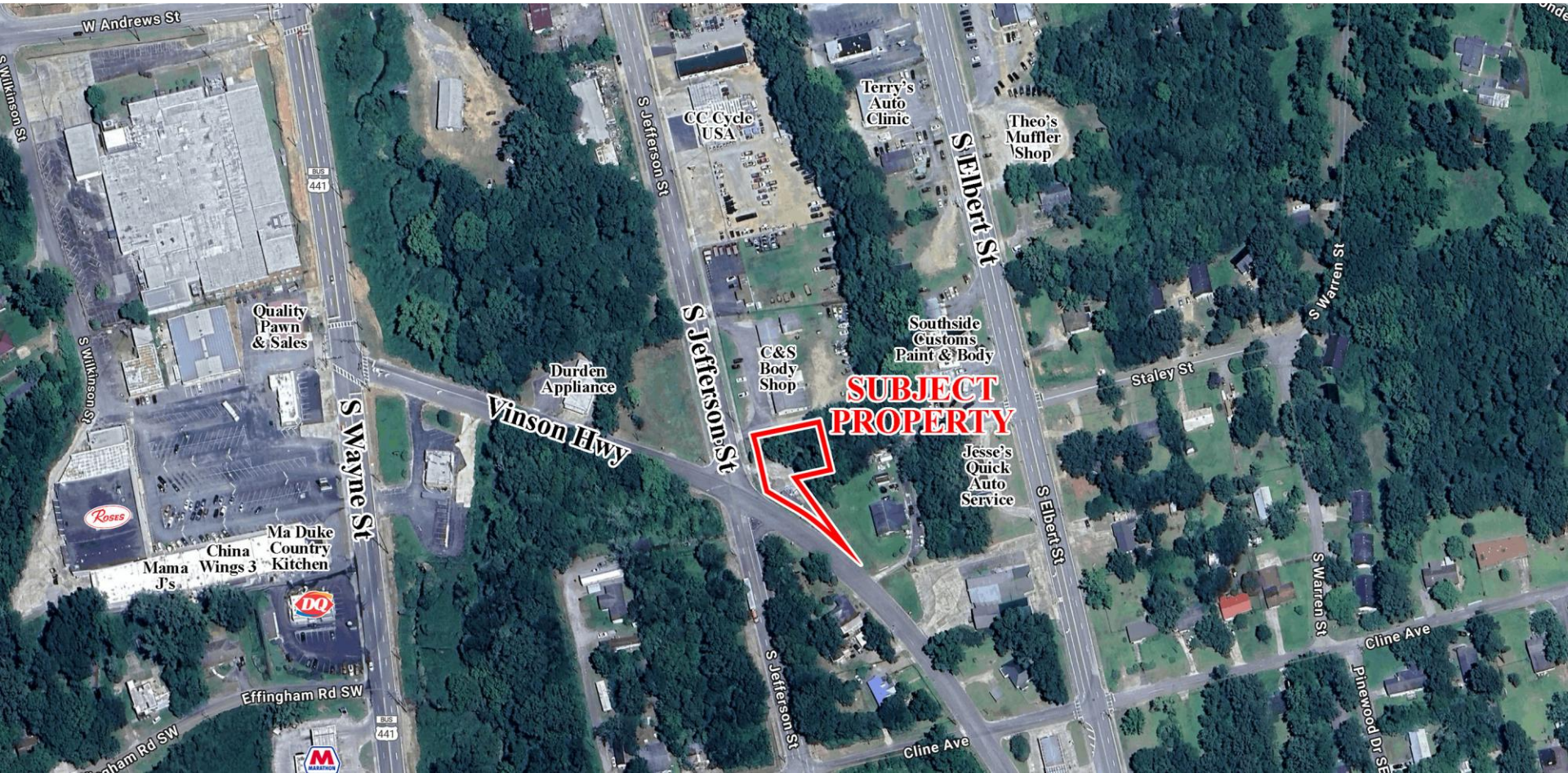
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