

Fully Built-Out Class A Medical Office

1001 Fernwood Drive
Milledgeville, GA 31061



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



CONTACT

Jonathan Schuemann

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577 Mulberry St, Suite 1100

Macon, GA 31201

478.746.9421 Office

<https://commercial.fickling.com>

PROPERTY INFORMATION

BUILDING

Property Address: 1001 Fernwood Drive
Milledgeville, GA 31061

County: Baldwin

Total Size: 4,470± SF

Year Built: 2002

Taxes: \$4,742.50 (2024 est.)

Utilities: All Available

Parking: Ample, paved

Traffic Count: N Columbia Street - 38,100 VPD

SITE

Site Size: 0.37± AC

Parcel ID: M73 011

Zoning: Community Commercial

Demographics 2025	1 Mile	5 Miles	10 Miles
Population	2,479	28,961	49,564
Avg HH Income	\$108,194	\$93,652	\$94,002
Median Age	39.0	35.1	39.1

CONTACT AGENT FOR DETAILS

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This 4,470 SF fully built-out office building is in the heart of Milledgeville's most active commercial corridor. It is a move-in ready building that is currently being used as a doctor's office and has an upstairs suite with additional bathrooms and kitchenette. Adjacent building at 1003 Fernwood Drive is also offered for sale, adding a potential 2,995 SF and 0.44 acres.

Located in the main retail/office corridor of Milledgeville. Nearby businesses include Starbucks, TJ Maxx, Five Below, Belk, Longhorns, Buffalo Wild Wings, Chipotle, Ross, Hobby Lobby, and many other national and local retail and restaurant establishments.



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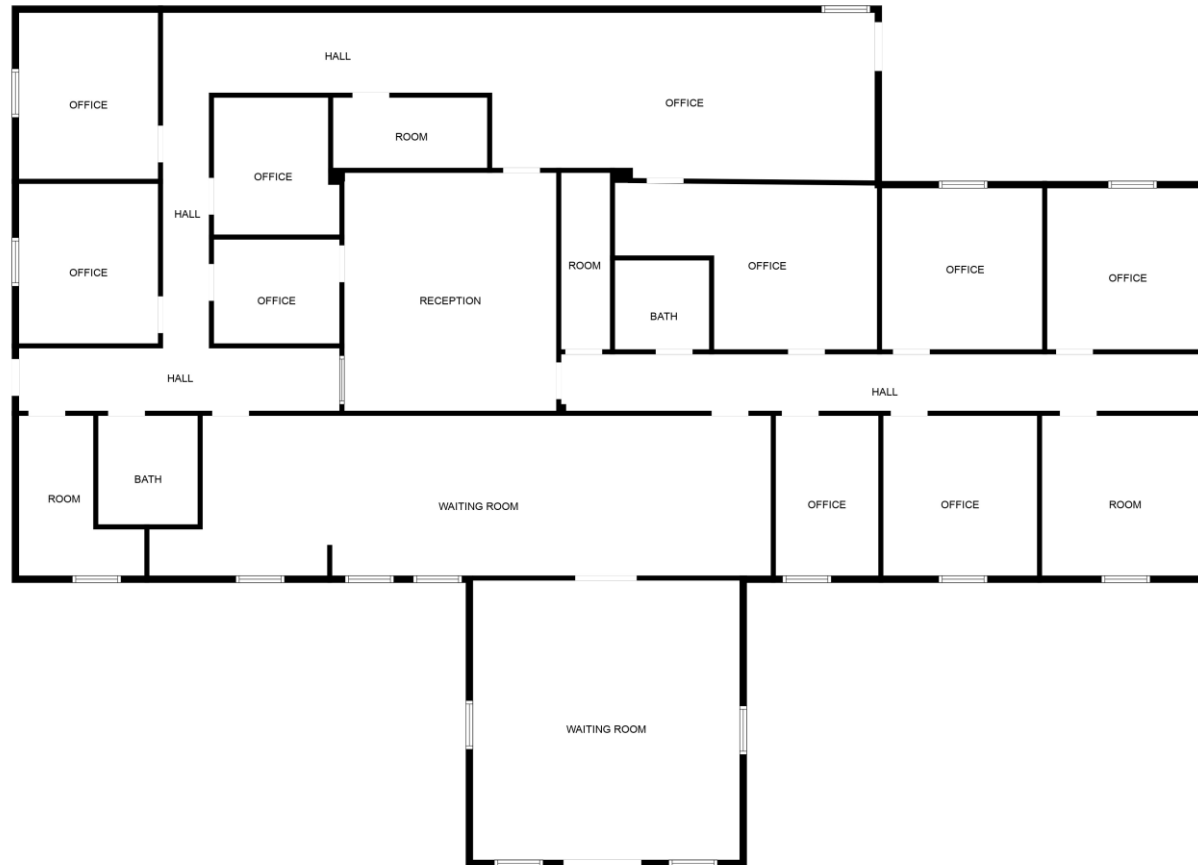
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*All measurements and all calculations of area are approximate, may not be to scale, and are not guaranteed

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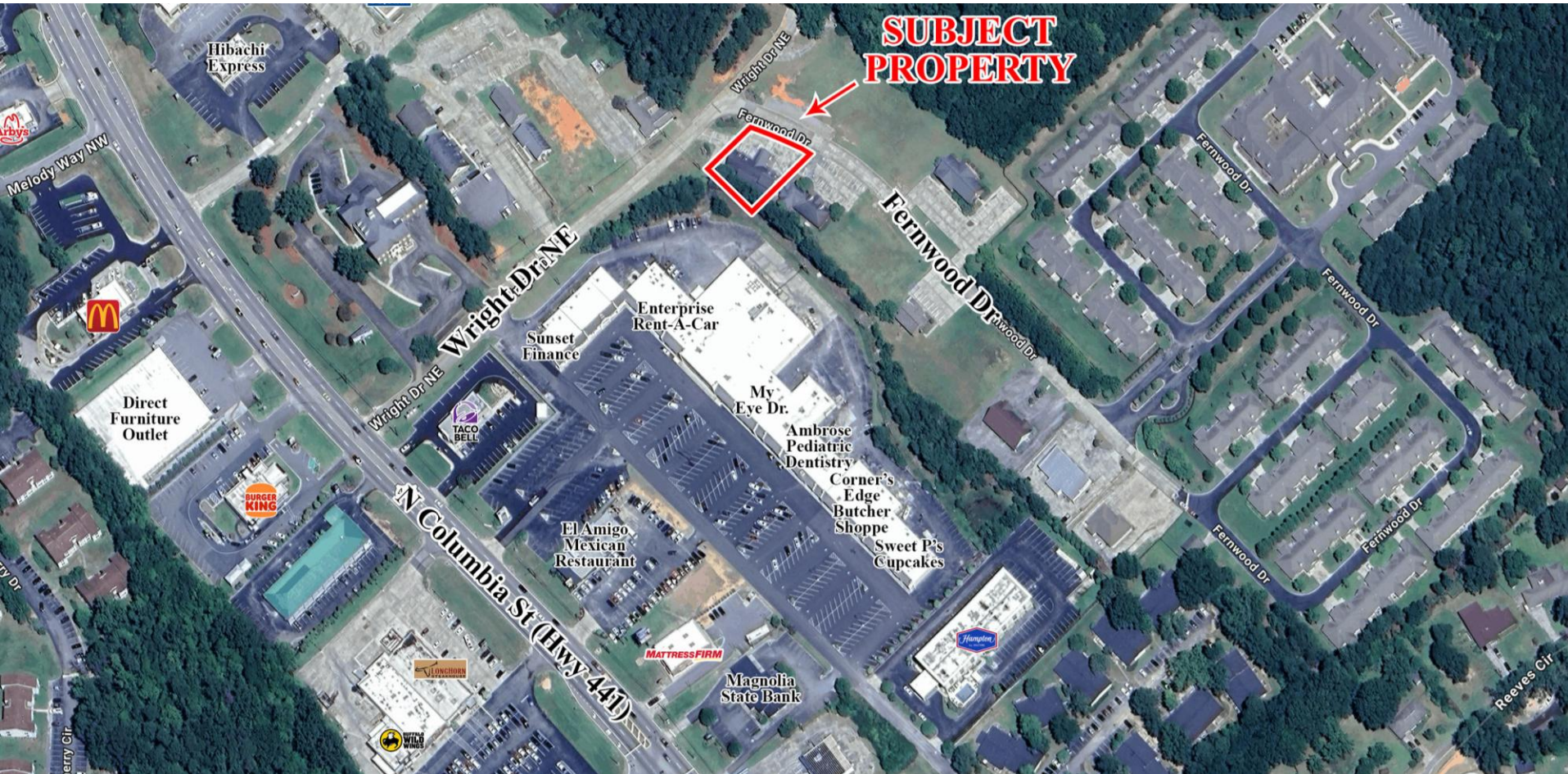
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