

**2.92± Acre Multifamily Development Site**  
**220 West Andrews Street**  
**Milledgeville, GA 31061**



Summary

Area Info

Aerial



**SALE PRICE: \$225,000.00**

**CONTACT**

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PROPERTY INFORMATION

BUILDING

**Property Address:** 220 West Andrews Street  
Milledgeville, GA 31061

**County:** Baldwin

**Taxes:** \$606.66 (2025, City & County)

**Topography:** Flat

**Frontage:** West Andrews Street - 405'±

**Depth:** 356'±

**Traffic Count:** West Andrews Street - 2,590 VPD

SITE

**Site Size:** 2.92± Acres

**Parcel ID:** M43 055

**Zoning:** Community Commercial

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	5,060	19,558	27,734
Avg HH Income	\$39,406	\$59,706	\$82,884
Median Age	26.3	31.8	33.7

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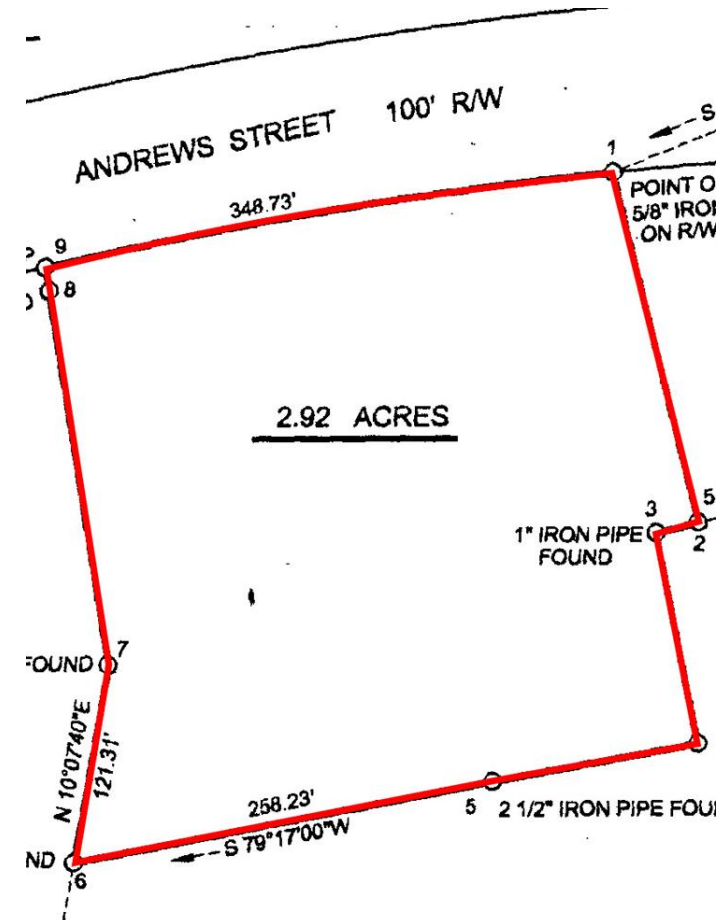
#### Aerial

220 West Andrews Street presents a well-located in-town redevelopment opportunity ideally suited for multifamily or residential conversion, just minutes from Downtown Milledgeville and Georgia College & State University. The property benefits from immediate proximity to established residential neighborhoods, higher-education campuses, and everyday retail and service amenities, creating strong fundamentals for rental housing demand.

The site's central location supports a variety of multifamily concepts, including student-oriented housing, workforce apartments, townhomes, or mixed-use residential with limited ground-floor commercial. Walkable access to nearby services and short drive times to campus, downtown, and major employment centers enhance tenant appeal while reducing reliance on larger arterial corridors.

Surrounding uses include grocery, pharmacy, and daily-needs retail, along with multiple colleges and medical, government, and education employers that provide a stable renter base. Compared to larger out-parcel or suburban sites, this in-town location offers a lower land basis and redevelopment potential within an established urban fabric, making it attractive for investors seeking a value-add multifamily opportunity in a supply-constrained market.

Nearby neighbors include Southside Discount Drugs, Piggly Wiggly, Dollar General, CVS, Dairy Queen, Georgia College & State University, Georgia Military College, Central Georgia Technical College, and a mix of local and national businesses that support long-term residential demand.



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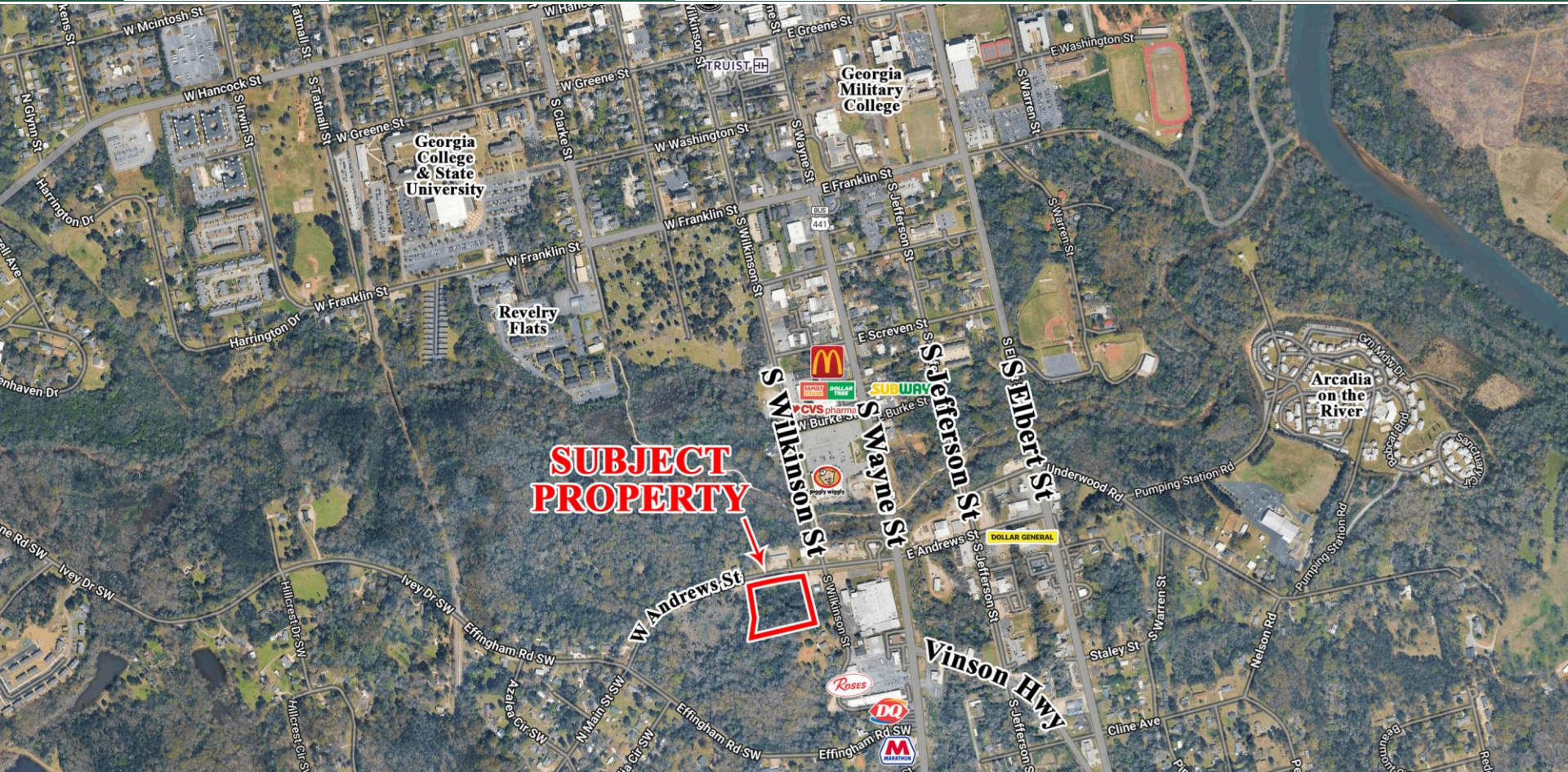
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