

0.2 - 4.23 Acre Outparcels Available!

54 - 66 Highway 22 W and 261 Blandy Way
Milledgeville, GA 31061



Summary

Area Info

Aerial

Site Map



SALE PRICE: \$200,000.00/Acre

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PROPERTY INFORMATION

PROPERTY	
Property Addresses:	54, 56, 58, 64, 66 Highway 22 W, & 261 Blandy Way Milledgeville, GA 31061
County:	Baldwin
Utilities:	All available
Topography:	Level
Traffic Count:	Highway 22 W - 9,540 VPD Roberson Mill Road - 21,900 VPD

SITE			
Site Sizes:	0.2 - 4.23 Acres		
Parcel IDs:	068 001T, 068 001S, 068 001Q, 068 001W, 068 001C, 068 001R		
Zoning:	Community Commercial		
Demographics 2025	1 Mile	3 Miles	5 Miles
Population	458	14,527	26,868
Avg HH Income	\$109,932	\$68,549	\$91,469
Median Age	39.5	29.6	33.8

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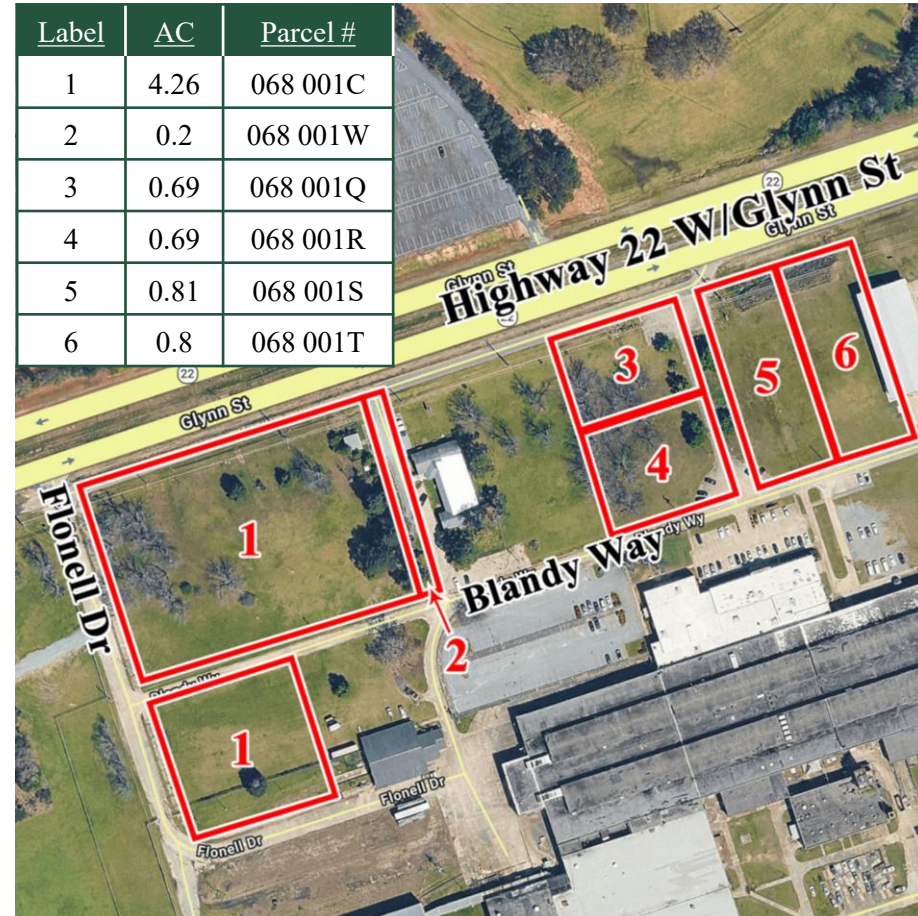
PROPERTY

Prime outparcel opportunity along Highway 22 offering excellent visibility, access, and flexibility for a variety of retail and commercial users. Positioned at the entrance to an existing development with internal connectivity, these sites are ideal for national and regional tenants seeking presence in a growing trade area.

PROPERTY HIGHLIGHTS

- Prime frontage along Highway 22 with strong visibility
- Multiple outparcels available with flexible sizing options
- Frontage and rear access via Blandy Way for easy circulation
- Located at the entrance to an established development
- High daily traffic counts along a busy commuter connector
- Flat, developable sites - minimal site work required
- All utilities available
- Shared access and cross-circulation with existing improvements
- Suitable for drive-thru and pad development
- Ability to sell or ground lease individually

Label	AC	Parcel #
1	4.26	068 001C
2	0.2	068 001W
3	0.69	068 001Q
4	0.69	068 001R
5	0.81	068 001S
6	0.8	068 001T



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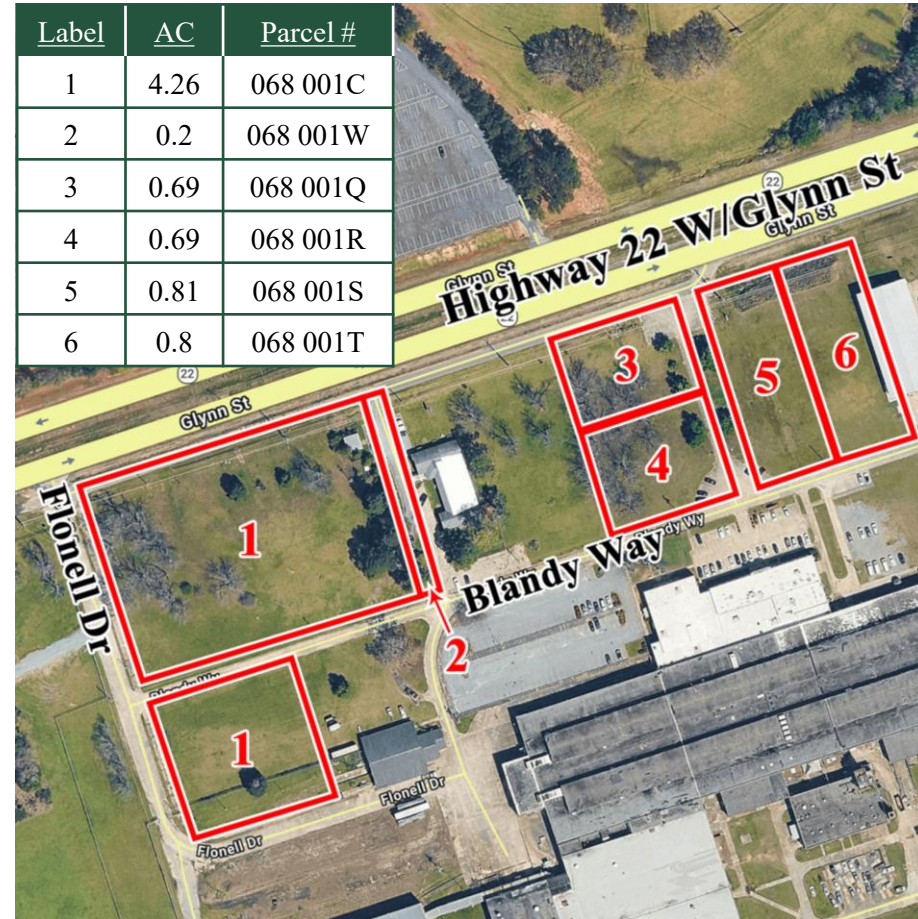
LOCATION HIGHLIGHTS

- Located in Milledgeville, GA- retail hub for Baldwin County
- Close proximity to Georgia College & State University
- Near major employment centers and industrial uses
- Surrounded by growing residential development
- Strong mix of local and regional traffic drivers
- Limited competing new retail development in the immediate area

IDEAL USES

- Quick Service Restaurants (QSR)
- Coffee / Drive-Thru Concepts
- Urgent Care / Medical
- Banks / Financial Institutions
- Auto Service / Oil Change
- Neighborhood Retail / Service

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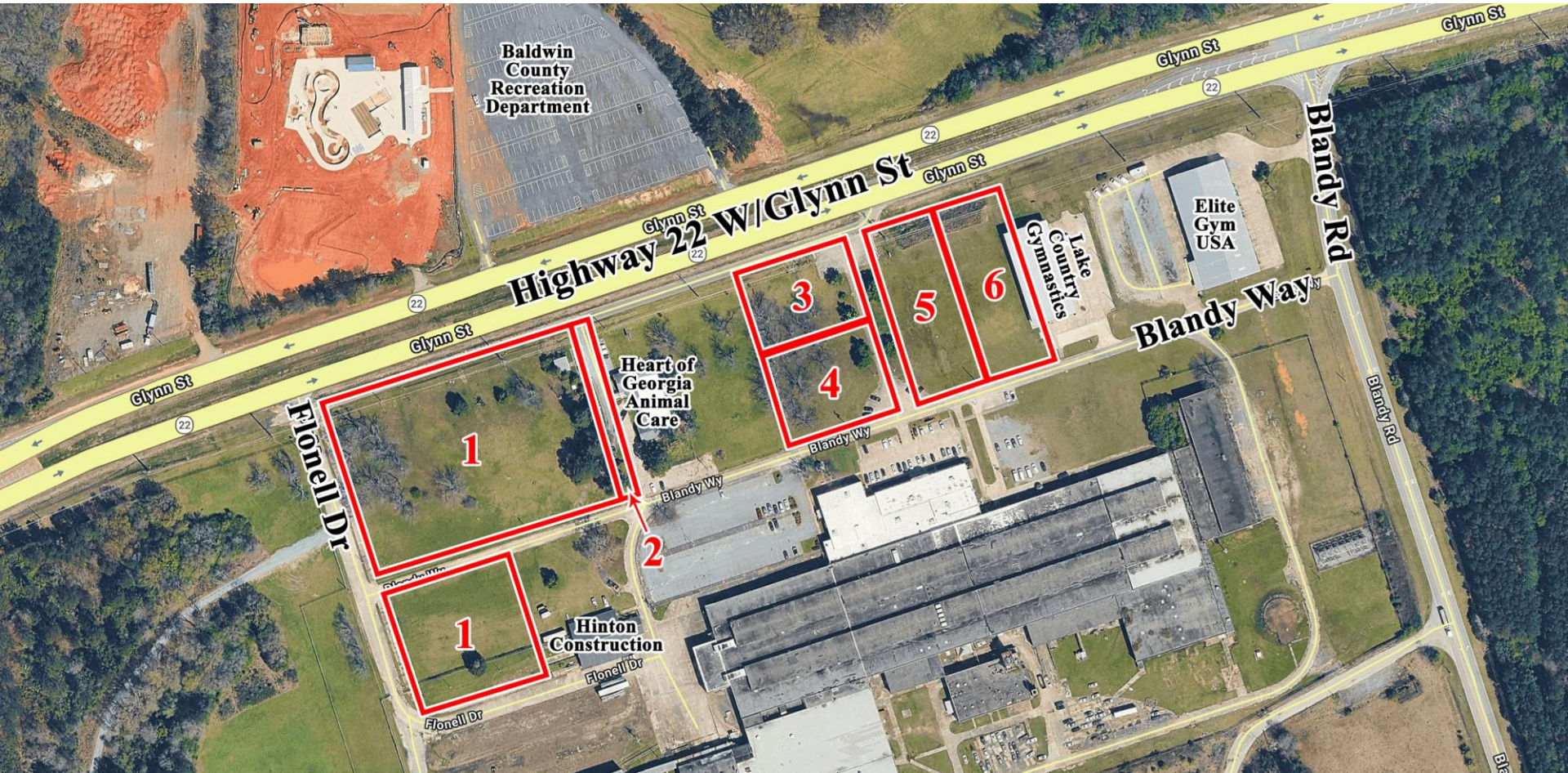


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