

Prime Corner Development Site
GA Hwy 49 & US 441 Bypass
Milledgeville, GA 31061



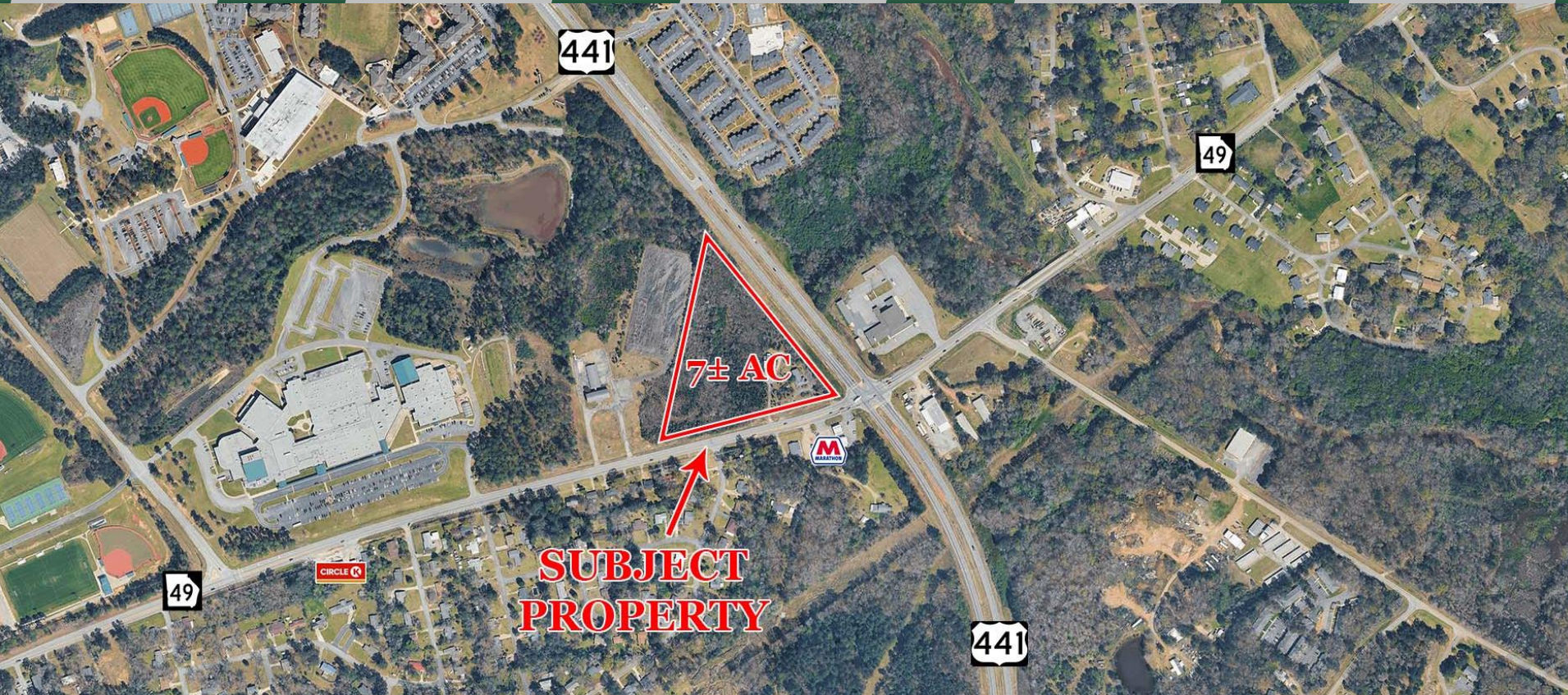
Summary

Area Info

Plat

Aerial

Site Map



SALE PRICE: \$525,000.00

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
https://commercial.fickling.com

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

PROPERTY INFORMATION

BUILDING

Property Address: GA Hwy 49 & US 441 Bypass
Milledgeville, GA 31061

County: Baldwin

Total Size: 10.38 Acres

Available: 7± Acres

Utilities: All Available

Traffic Count: GA Hwy 49 – 8,700 VPD
US Hwy 441 – 14,600 VPD

SITE

Site Size: 7± Acres

Parcel ID: 054 083

Zoning: E-1 Tax-Exempt Public Property

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	2,880	19,116	27,370
Avg HH Income	\$46,327	\$62,666	\$83,719
Median Age	24.6	31.6	33.7

SALE PRICE: \$525,000.00

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

Prime Corner Development Site

GA Hwy 49 & US 441 Bypass

Milledgeville, GA 31061

[Summary](#)[Area Info](#)[Plat](#)[Aerial](#)[Site Map](#)

NOTES

This high-profile site offers an excellent opportunity to establish a visible commercial presence at the intersection of GA Highway 49 and the US 441 Bypass. Its distinctive triangular configuration and exposure to major travel routes make it well suited for a destination-oriented or convenience-driven development serving local residents, commuters, and regional traffic

LOCATION

Property located in major commercial corridor at the intersection of GA-49 and US-441 in Milledgeville. Prominent neighbors consist of Georgia Military College, GCSU West Campus, Baldwin Medical Center, Qarbon Aerospace, Oconee Concrete, Harbor Freight, Lowe's, Tractor Supply, ACE Hardware, USPS, Dollar General, and many others.

HIGHLIGHTS

- Located in one of Milledgeville's most visible commercial gateway
- Prominent location near the intersection of two major roadways
- High-impact visibility and strong signage potential
- Flexible positioning for retail, restaurant, hospitality, or service-oriented development
- Opportunity to serve nearby neighborhoods, institutions, businesses, and regional traffic

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

Prime Corner Development Site

GA Hwy 49 & US 441 Bypass

Milledgeville, GA 31061



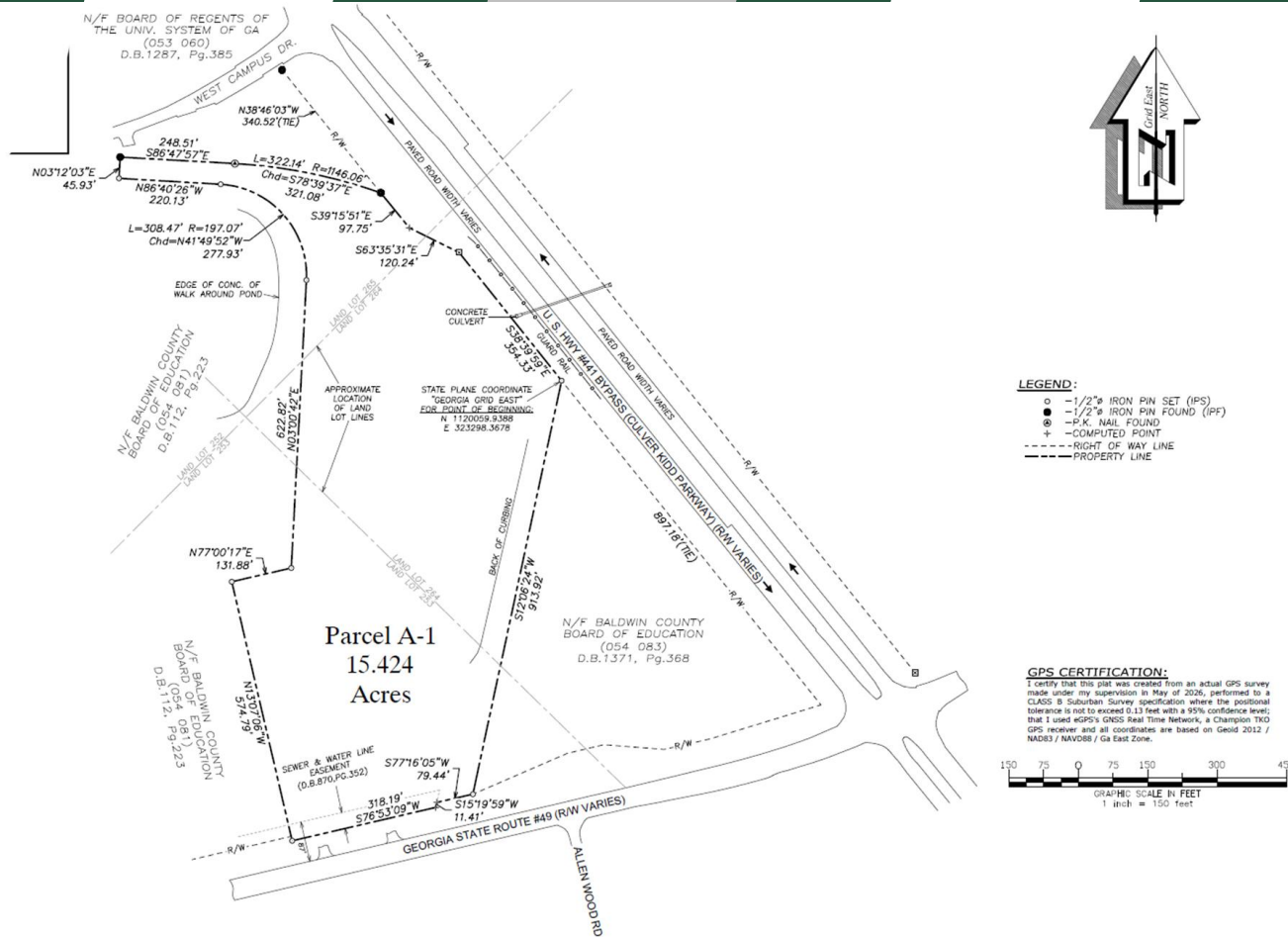
Summary

Area Info

Plat

Aerial

Site Map



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

Prime Corner Development Site
GA Hwy 49 & US 441 Bypass
Milledgeville, GA 31061



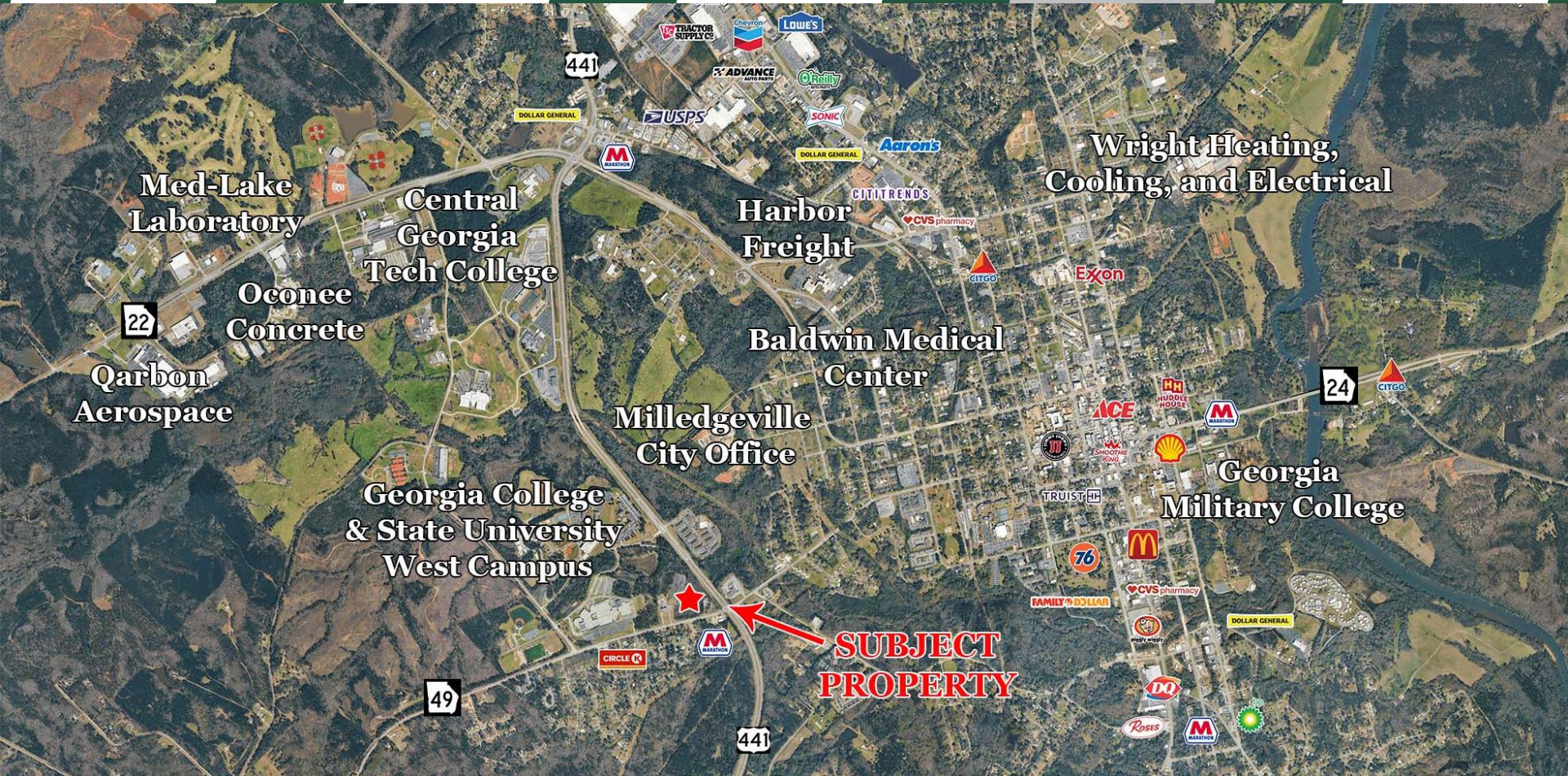
Summary

Area Info

Plat

Aerial

Site Map



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
https://commercial.fickling.com

Prime Corner Development Site
GA Hwy 49 & US 441 Bypass
Milledgeville, GA 31061



Summary

Area Info

Plat

Aerial

Site Map



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

www.georgiacommercialrealestate.net

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
https://commercial.fickling.com