

Professional and/or Medical Office For Sale
1217 Columbia Drive
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



REDUCED PRICE: \$484,000 | ~~SALE PRICE: \$499,000~~

Also available For Lease, Contact Agent for Rates

CONTACT

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

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>

PROPERTY INFORMATION

BUILDING

Property Address:

1217 Columbia Drive
Milledgeville, GA 31061

County:

Baldwin

Total Size:

4,560 SF

Year Built:

1995

Utilities:

All available
Two (2) 200 Amp services

Parking:

30 Spaces - front, side, and rear

Traffic:

W Martin Luther King Drive – 10,500
N Columbia Street – 26,900

SITE

Site Size:

0.56 Acres

Parcel ID:

M56 004D

Zoning:

Community Commercial

Taxes:

\$4,983.94 (2025 Estimate)

REDUCED PRICE: \$484,000
Also Available for Lease, Contact Agent for Rates

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	4,567	19,155	30,080
Avg HH Income	\$60,744	\$82,413	\$89,892
Median Age	28.1	30.9	34.8

CONTACT

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

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>

Professional and/or Medical Office For Sale

1217 Columbia Drive
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map

PROPERTY INFORMATION

LOCATION

Great office floor plan consists of large lobby with restroom and two entrances to offices and exam rooms. There are eight (8) exam rooms/offices with sinks, three (3) physician offices, x-ray room & dark room, procedure room, conference room, business office with physician workstations, lab, insurance processing, patient check-in/check-out, office manager's office, break room, six (6) restrooms, and outdoor porch for staff.

Property is minutes away from Atrium Health Navicent Baldwin, Downtown Milledgeville, and the high traffic retail corridor on North Columbia Street. Surrounding neighbors include Georgia College State University, Georgia Military College, Central Georgia Tech College, Baldwin County Tax Commissioner, Harbor Freight, Ollie's, Dollar General, Lowe's, Zaxby's, Chick-fil-A, and many more offices, businesses, retailers, and restaurants.



CONTACT

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

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>

Professional and/or Medical Office For Sale

1217 Columbia Drive
Milledgeville, GA 31061



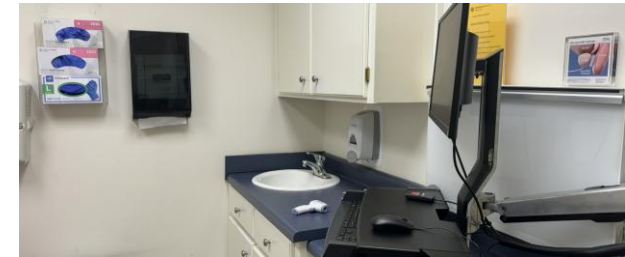
Summary

Area Info

Photos

Aerial

Site Map



CONTACT

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

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>

Professional and/or Medical Office For Sale

1217 Columbia Drive
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



CONTACT

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

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>

Professional and/or Medical Office For Sale

1217 Columbia Drive

Milledgeville, GA 31061



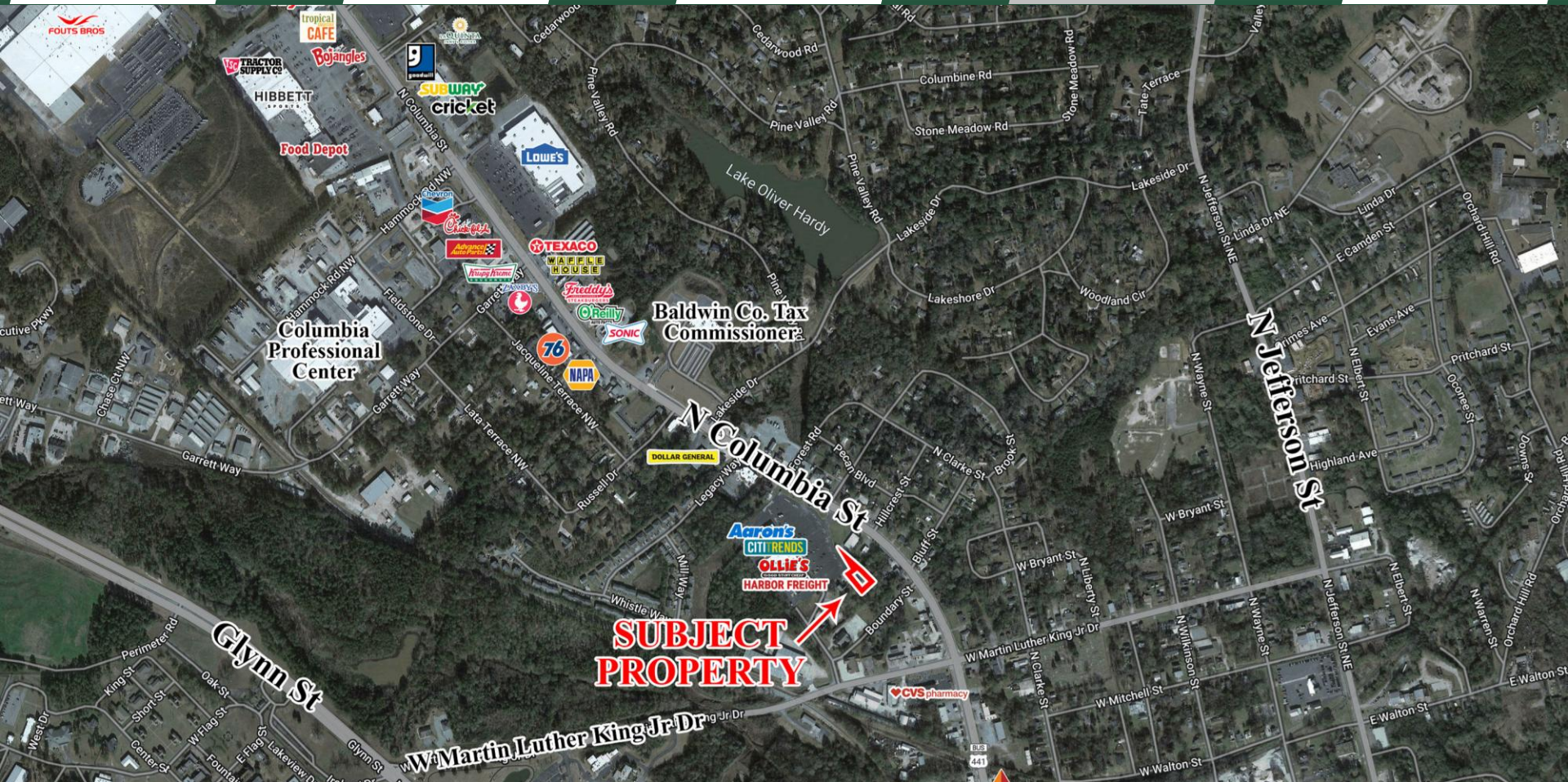
Summary

Area Info

Photos

Aerial

Site Map



CONTACT

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

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>

Professional and/or Medical Office For Sale

1217 Columbia Drive
Milledgeville, GA 31061



Summary

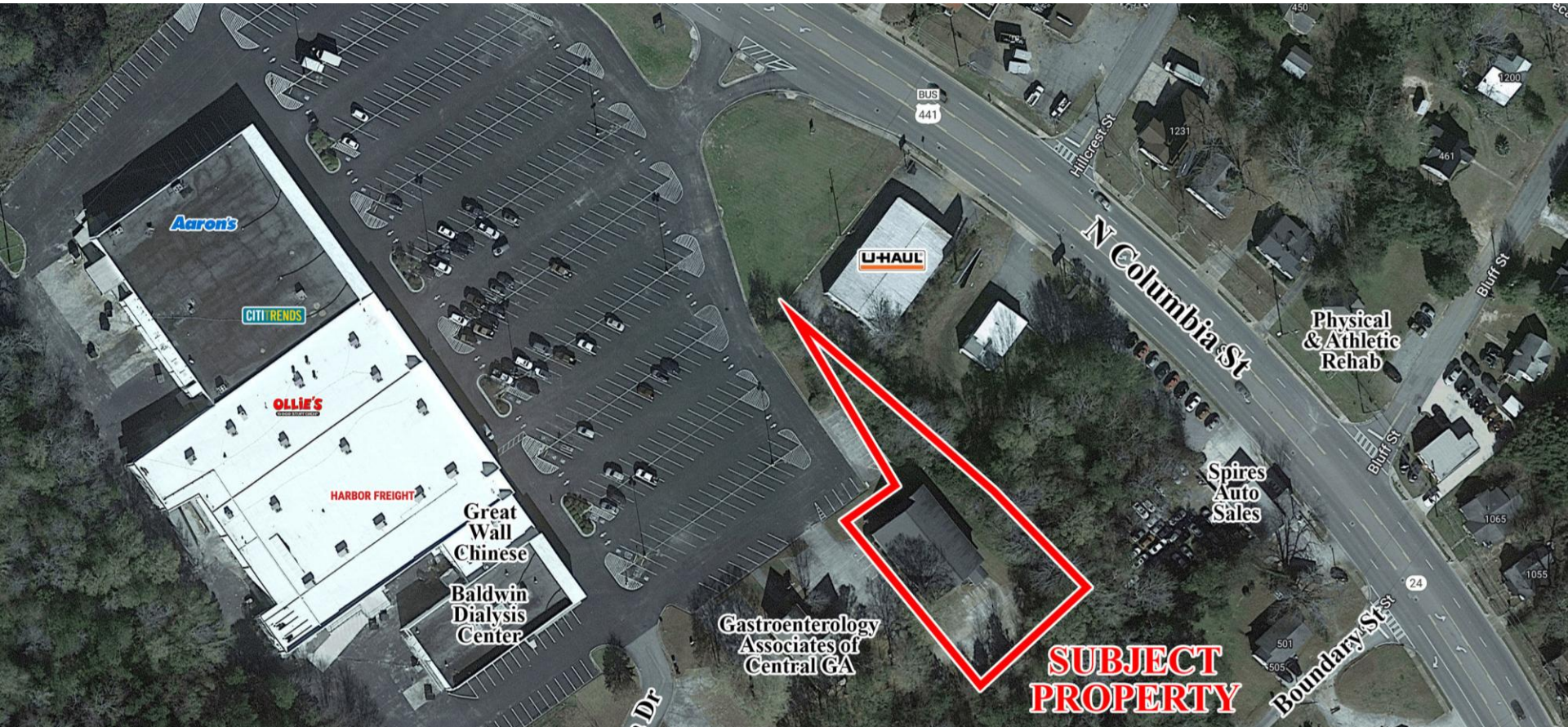
Area Info

Photos

Aerial

Site Map

SITE MAP



CONTACT

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

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>