

Medical/Office Building  
510 N. Cobb St  
Milledgeville, GA



**Building Size:** 3,842 SF

**Lot Size:** .44 acres

**Utilities:** All available

**Built:** 1987

**Zoning:** C-3

**Location:** Within walking distance from hospital and less than 1 mile from GA College & State University Campus

**Upstairs:** Includes 2 offices, full kitchen, full bath, file storage room, and lots of additional storage space.

**Notes:** Sparta Industries, a manufacturer of HVAC duct liner insulation, will establish a new plant in Milledgeville that is projected to create more than 1,000 jobs

**Lease Price: \$11.50 PSF**

**FOR MORE  
INFORMATION  
CONTACT**

Wendy Pierce  
478-746-9421  
478-335-1254  
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Jeremy Adams  
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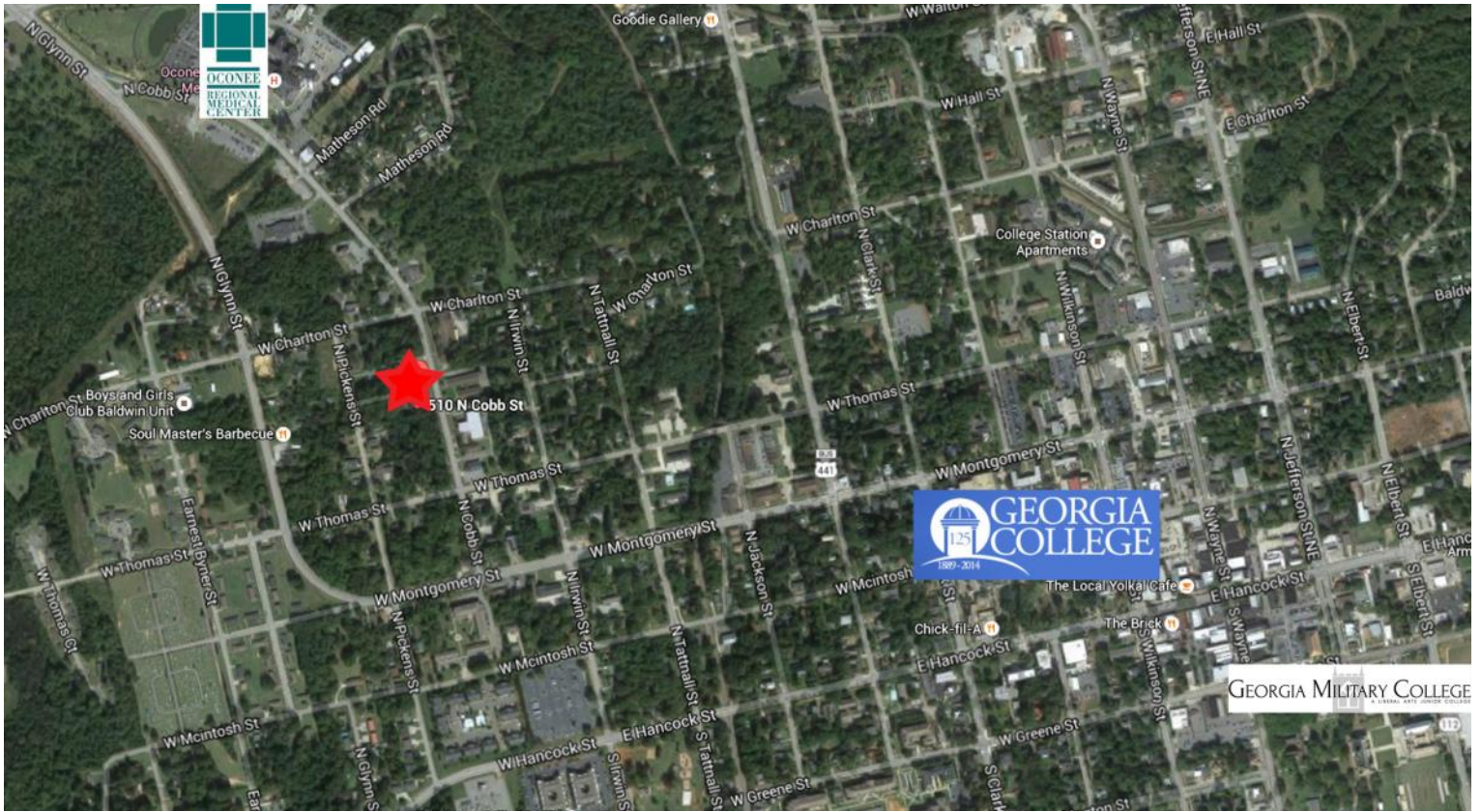
**commercial.fickling.com**

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company



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2018 DEMOGRAPHICS			
	3 Mile	5 Mile	7 Mile
<b>Population</b>	21,303	30,614	38,255
<b>Median Age</b>	31.3	33.0	34.0
<b>Average HH Income</b>	\$43,951	\$50,628	\$55,462
<b>Traffic Counts</b>	2,750 Vehicles Per Day		



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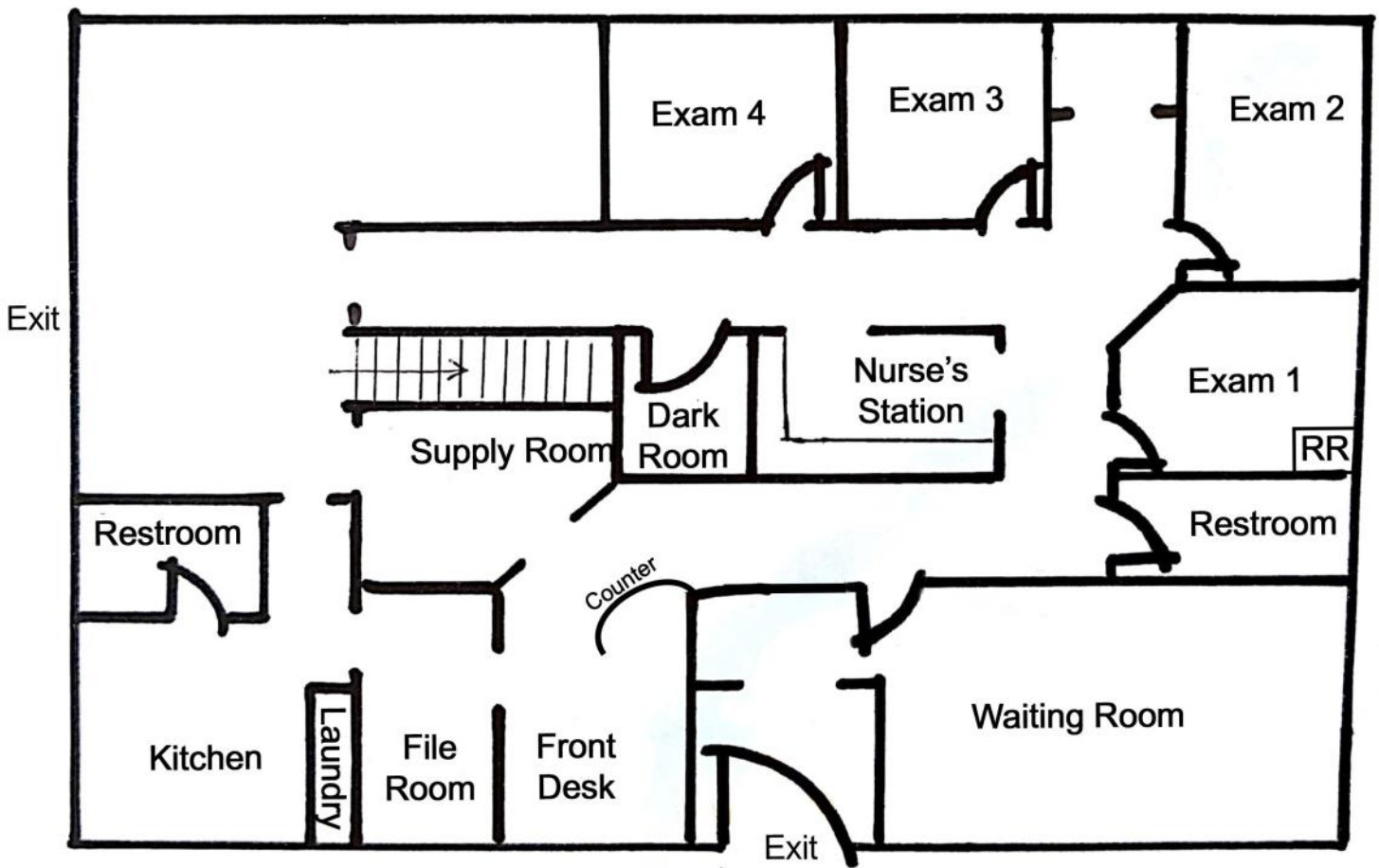
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## MAIN FLOOR PLAN



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