

2 Outparcels For Sale

Heritage Walk

Highway 441 @ Roberson Mill Road (108 & 114)

Milledgeville, GA 31088



Lot Sizes: Lot A - 1± acre outparcel

Lot B - 1.70± acre outparcel

Center Size: 160,000± sf shopping center

Zoning: Commercial

Utilities: All utilities available

Traffic: 17,800 vpd - Roberson Mill Rd.
33,800 vpd - Hwy 441

Neighbors: Aldi, Applebee's, Aspen Dental, PetSmart, Ross, Beall's, Lowe's, Milledgeville Mall, Belk's, Starbucks & Longhorn's.

Tenants : Hobby Lobby, Ross, Beall's, PetSmart, Aldi, Aspen Dental & Dunkin Donuts

Notes:

- Heritage Walk Shopping Center is located on N. Columbia St. (Hwy 441) & Roberson Mill Rd.
- Milledgeville draws from 8 surrounding counties as well as the Milledgeville student population.
- High traffic area on the main retail corridor.
- Its prominent location offers great visibility, easy access at road grade, and ideal tenant mix.
- Traffic pattern is considered both breakfast side as well as the going home side.
- Convenient to downtown Milledgeville, Navicent Oconee Regional Hospital & Lake Sinclair.
- Home to Georgia College & State University, Georgia Military College and CGTC
- Atlanta (92 miles) Macon - I-75 & I-16 (29 miles) Madison - I-20 (37 miles)

Sale Price Lot A: \$385,000

Sale Price Lot B: \$499,000

**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

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

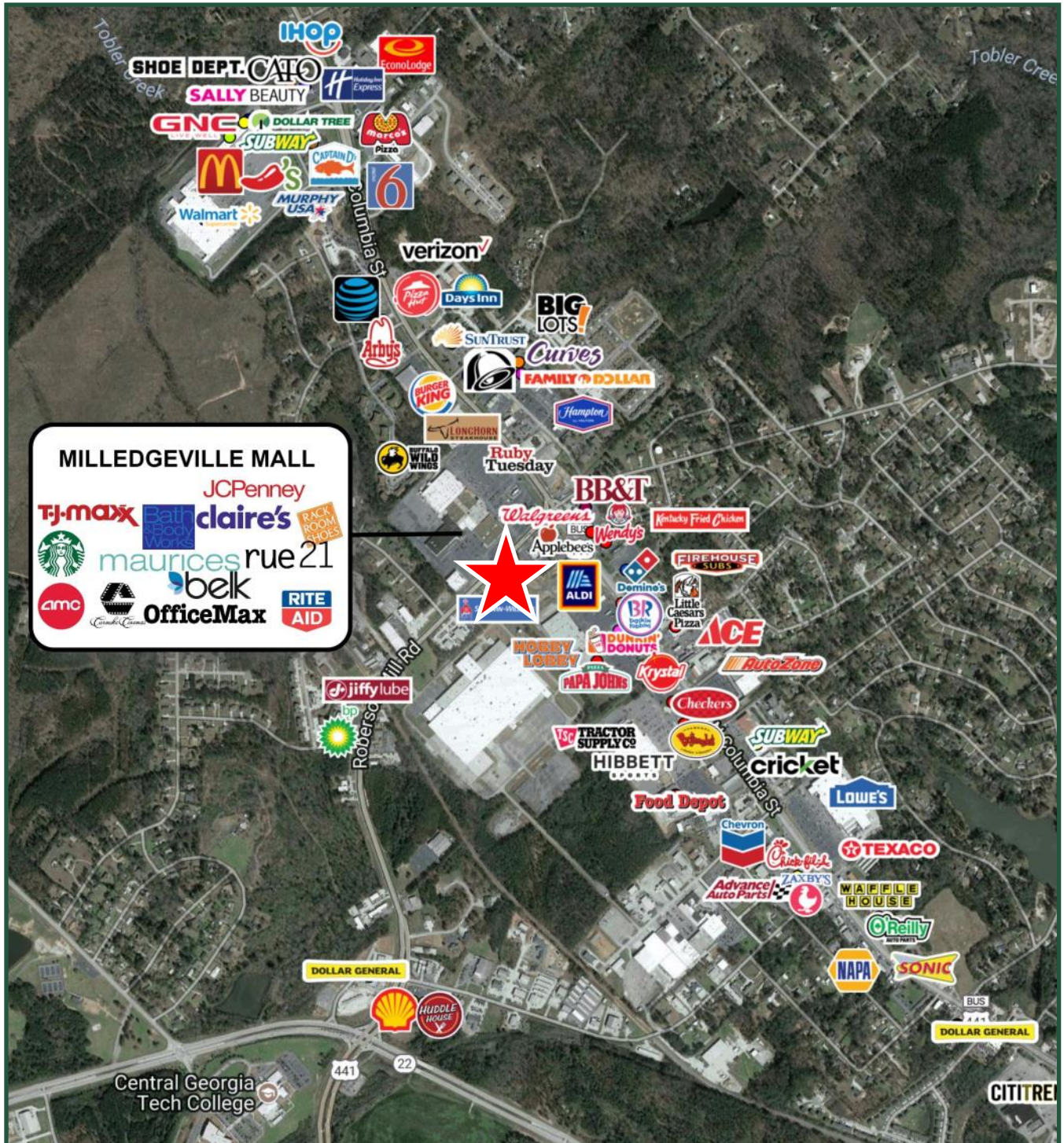
2 Outparcels For Sale

Heritage Walk

Highway 441 @ Roberson Mill Road (108 & 114)

Milledgeville, GA 31088

FICKLING & COMPANY
A Full Service Real Estate Company
commercial.fickling.com



**FOR MORE
INFORMATION
CONTACT**

Trip Wilhoit, CCIM, ALC
478-746-9421 (O)
478-960-4080 (C)
trip@fickling.com

Patty Burns, CCIM, ALC
478-746-9421 (O)
478-951-5100 (C)
patty@fickling.com

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