

**Professional Office Space Available**  
 2938 Heritage Place  
 Milledgeville, GA 31061



**Lot Size:** .85 acre

**Available Size:** Suite B: 2,400 sf  
 Suite C: 1,800 sf

**Built:** 1994

**Zoning:** Community Commercial

**Utilities:** All utilities available

**Parking:** paved & ample

**Topography:** level

**Neighbors:** Walmart, Rocket Roller Skating Rink, Marco's Pizza, Robins Financial Credit Union, Captain D's, Chili's & I-Hop

**Notes:**

- 3 tenant building - Ideal for general office or medical
- Suite A occupied by Family Care of Middle Georgia
- Suite B - 2,400 sf features: reception area, lobby, 3 offices, large bullpen area & 2 restrooms
- Suite C - 1,800 sf: reception area, lobby, 6 offices, storage area & 2 restrooms

2017	3 mile	5 mile	10 mile
<b>Population</b>	13,458	28,531	49,730
<b>Median Age</b>	33.1	31.1	36.7
<b>Avg. HHI</b>	\$56,585	\$52,873	\$53,907

**Lease Price: \$8.00 psf**

**FOR MORE  
 INFORMATION  
 CONTACT**

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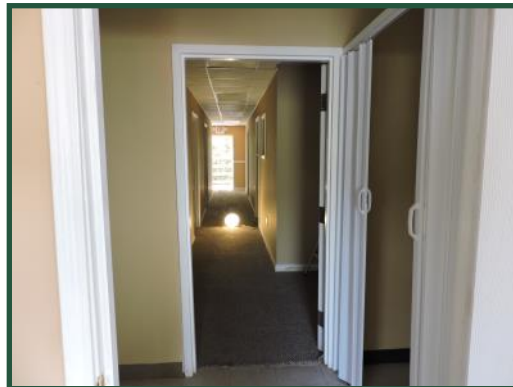
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 **FICKLING  
& COMPANY**  
A Full Service Real Estate Company  
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## Suite B



## Suite C



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# AERIAL



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