

2.5 ACRE CORNER LOT FOR SALE

2560 Irwinton Rd.

Milledgeville, GA 31061



Lot Size: 2.5 acre corner lot

Frontage: 330'

Utilities: Electric, county water & septic

Zoning: None - located in the county

Traffic: 6,010 vpd

Neighbors: Central State Hospital, Scenic Mountain RV Park, Dollar General

Notes:

- Property is located at the corner lot of Irwinton Rd and Thomas Field Rd.
- It is .100 yards from the Central Shop Entrance at Central State Hospital.
- Ideal location for convenience store, retail store, laundromat or multi-family.
- There are several structures on the property including a 2,000 sf house built in the 1900's, shed and mobile home.
- Highest and best use is to be redeveloped.

Sale Price: \$119,000

**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

georgiacommercialrealestate.net | 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

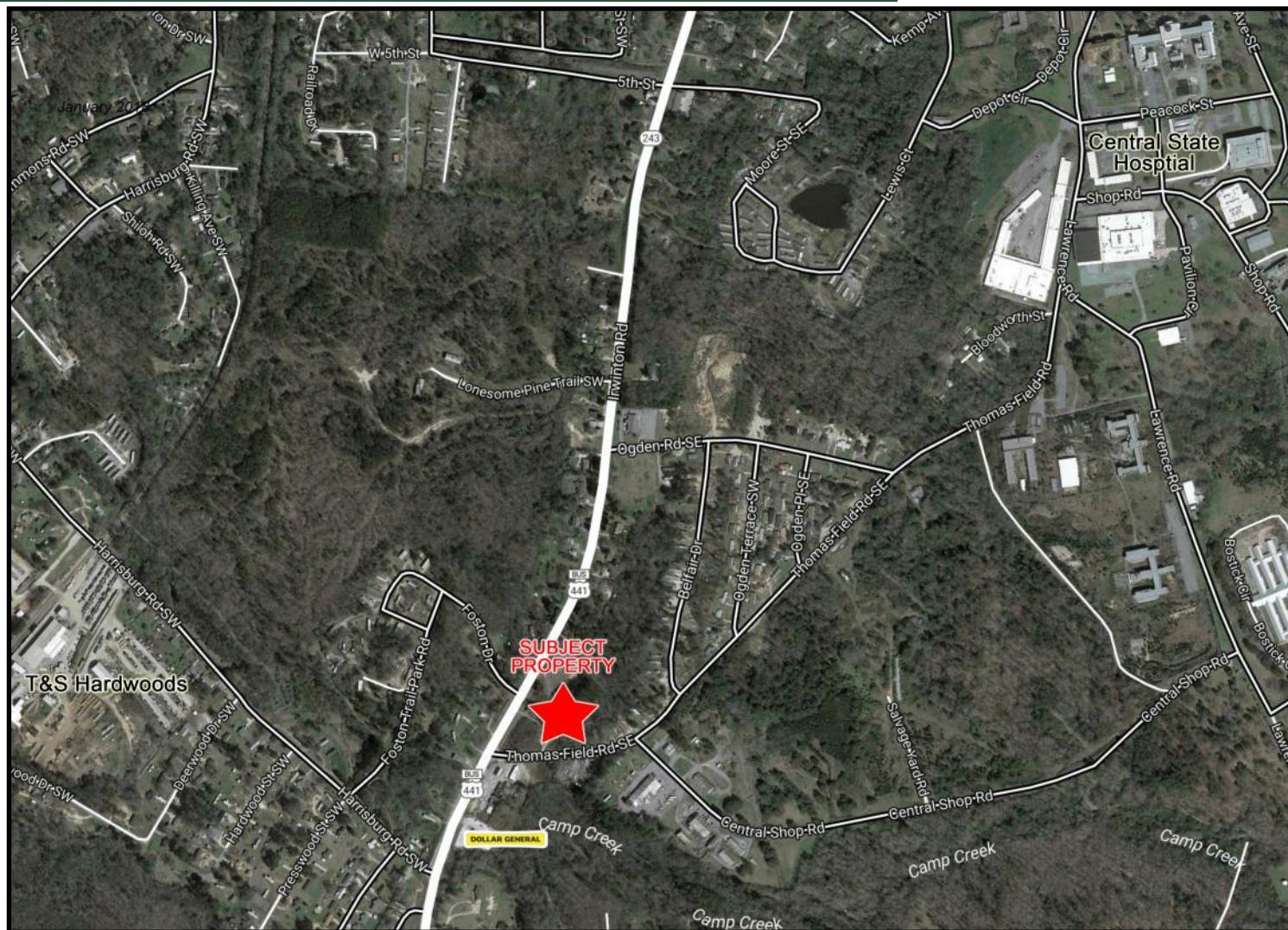
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2017 Demographics	5 Miles	10 Miles	20 Miles
Population	24,388	40,340	76,828
Avg. HHI	\$44,950	\$57,268	\$59,969
Median Age	31.9	33.8	38

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