

45± Acres For Sale - Can divide
Roberson Mill Road
Milledgeville, GA 31061



Lot Sizes: Tract 1: 10.448 acres
 Tract 2 & 3: 34.45 acres
 Tract 2A: 1.2± acres

Utilities: All available

Traffic: 23,600

Zoning: SFR

Notes:

- Tract 1 is best suited for commercial, light industrial, retail or office.
- Tract 2 & 3 based on the surrounding land uses & trends the Tract 2 & 3 are suited for light commercial, retail and multi-family uses.
- Tract 2A is a corner lot and would be best suited for commercial use

2017 Demographics	1 Mile	3 Mile	5 Mile
Population	2,143	16,079	28,080
Median Age	37.6	30.5	32.4
Average HH Income	\$67,192	\$42,817	\$52,551

Tract 1: \$35,000 per acre | Tract 2&3: \$25,000 per acre | Tract 2A: \$150,000 per acre

**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

45± Acres For Sale - Can divide
 Roberson Mill Road
 Milledgeville, GA 31061

AERIAL



**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