

Downtown Upstairs Space For Lease

138 W. Hancock Street
Milledgeville, GA 31061



**Potential Retail
or Office upstairs!**

- Lot Size:** .12 acres
- Building Size:** 4,224 sf
- Space Available:** 2,000 sf on 2nd floor
- Frontage:** 33'
- Depth:** 211'
- Utilities:** All available
- Parking:** 3 rear spaces & street parking
- Year Built:** 1900
- Traffic Count:** 11,000 VPD

2017 Demographics

	1 Mile	3 Miles	5 Miles
Population	7,407	22,096	31,901
Median Age	22.5	29.4	32.4
Average HH	\$32,155	\$43,527	\$48,703

Lease Rate: Negotiable

- Notes:** This building has a long time restaurant tenant, Kiro Shima on 1st floor
Lease has been renewed for 5 additional years. Upstairs has separate entry way and is ideal for (retail, art gallery or office).
Located 1 block from Georgia College & State University and centered in the busy area of retail & restaurants.
- Neighbors:** GCSU, Baldwin Co. Courthouse, The Brick, Verizon, Buffingtons, The Velvet Elvis, and The Exchange Bank.

**FOR MORE
INFORMATION
CONTACT**

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

Patty Burns, CCIM, ALC
478-746-9421
478-951-5100
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
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Interior Hallway



Former Kitchen



Former Restroom



Interior Hall w/ Interior



Features Full Length Windows



Rear Parking Spaces

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