

Professional Office Building Sale/Lease

2938 Heritage Place
Milledgeville, GA 31061



Lot Size: .85 acre
Available Size: Suite A: 2,400 sf
Suite B: 2,400 sf
Suite C: LEASED
Built: 1994
Zoning: Community Commercial
Utilities: All utilities available
Parking: paved & ample

| 2019 | 3 mile | 5 mile | 10 mile |
|-------------------|----------|----------|----------|
| Population | 12,258 | 28,142 | 48,534 |
| Median Age | 32.8 | 32.5 | 36.1 |
| Avg. HHI | \$59,735 | \$55,034 | \$58,453 |

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 - 2,400 sf: Lobby, reception, 2 restrooms, 3 exam rooms, private office, breakroom and open area in the back for storage or expansion.
- Suite B - 2,400 sf: reception area, lobby, 3 offices, large bullpen area & 2 restrooms
- New LED Lighting

Sale Price: \$349,000
Lease Price: \$8.00 psf

**FOR MORE
INFORMATION
CONTACT**

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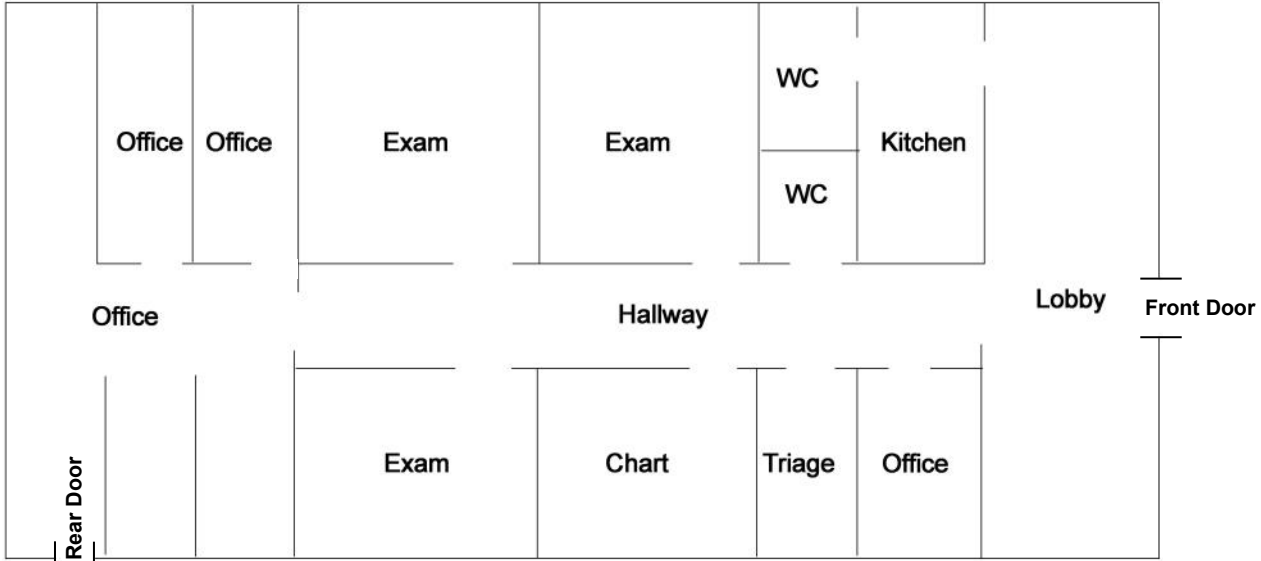
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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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Suite A



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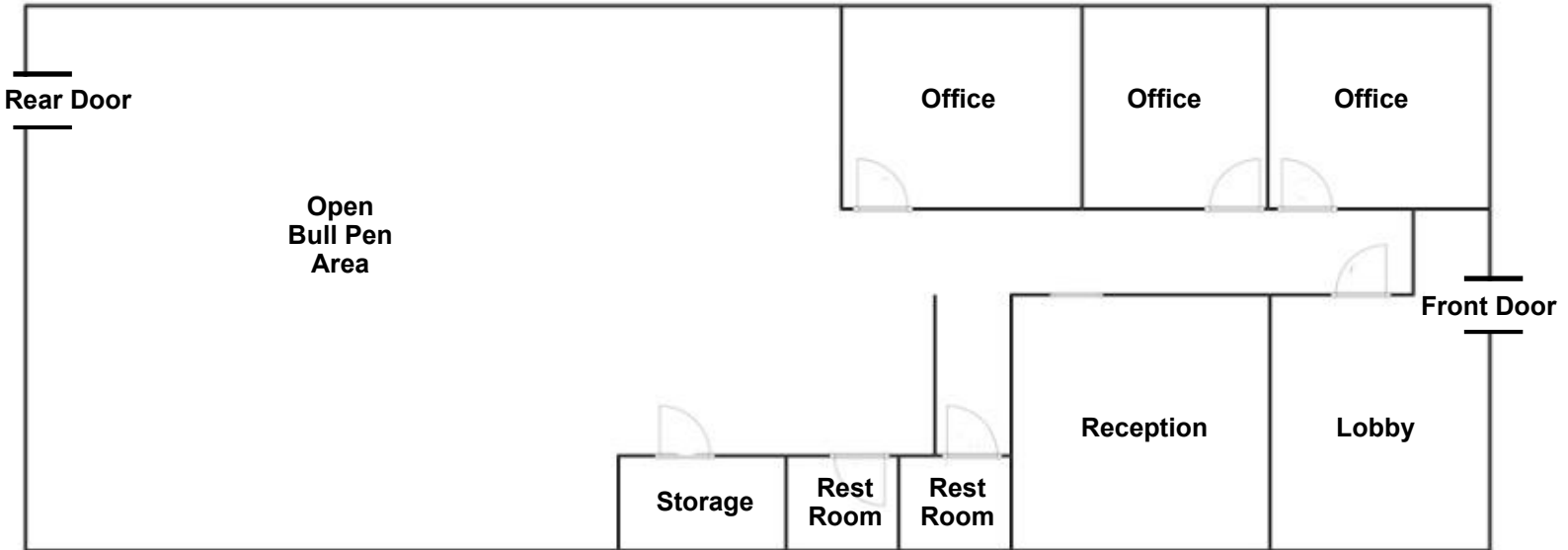
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Suite B



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