

**Outparcel Available**  
Heritage Walk  
1974 N. Columbia Street  
Milledgeville, GA 31088



- Lot Size:** .90± acre outparcel  
**Center Size:** 160,000± sf shopping center  
**Zoning:** Commercial  
**Utilities:** All utilities available  
**Traffic:** 33,800 vpd - Hwy 441  
**Neighbors:** Aldi, Applebee's, Aspen Dental, PetSmart, Ross, Beall's, Lowe's, Milledgeville Mall, Belk's, Starbucks & Longhorn's.  
**Tenants :** Hobby Lobby, Ross, Beall's, PetSmart, Aldi, Aspen Dental & Dunkin Donuts

**Call Agent for Details**

**Notes:**

- Heritage Walk Shopping Center is located on N. Columbia St. ( Hwy 441 ) & Roberson Mill Rd.
- Pad ready, paved
- Cross parking available
- Milledgeville draws from 8 surrounding counties as well as the Milledgeville student population.
- High traffic area on the main retail corridor.
- Its prominent location offers great visibility, easy access at signalized intersection.
- Traffic pattern is considered breakfast side.
- Convenient to downtown Milledgeville, Navicent Oconee Regional Hospital & Lake Sinclair.
- Home to Georgia College & State University, Georgia Military College and CGTC
- Atlanta (92 miles)      Macon - I-75 & I-16 (29 miles)      Madison - I-20 (37 miles)

**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 (O)  
478-960-4080 (C)  
[trip@fickling.com](mailto:trip@fickling.com)

**Patty Burns, CCIM, ALC**  
478-746-9421 (O)  
478-951-5100 (C)  
[patty@fickling.com](mailto:patty@fickling.com)

**[commercial.fickling.com](http://commercial.fickling.com)**



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**FICKLING & COMPANY**  
 A Full Service Real Estate Company  
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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015  
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