

Renaissance Park
Formerly Central State Hospital Campus
Nursing Home Center - VACANT SINCE 2008
480 Shop Road
Milledgeville, GA (Baldwin County)

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- Building Size:** 26,370 SF
Lot Size: 5.7 Acres
Utilities: All are available. Building is sprinkled.
Year Built: 1939
Notes: Building has been vacant since 2008.
Location: The Nursing Home Center is located in Milledgeville, GA in the Renaissance Park (formerly Central State Hospital).

REDUCED PRICE: \$400,000
~~SALE PRICE: \$795,000~~

**FOR MORE
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NURSING HOME CENTER PHOTOS



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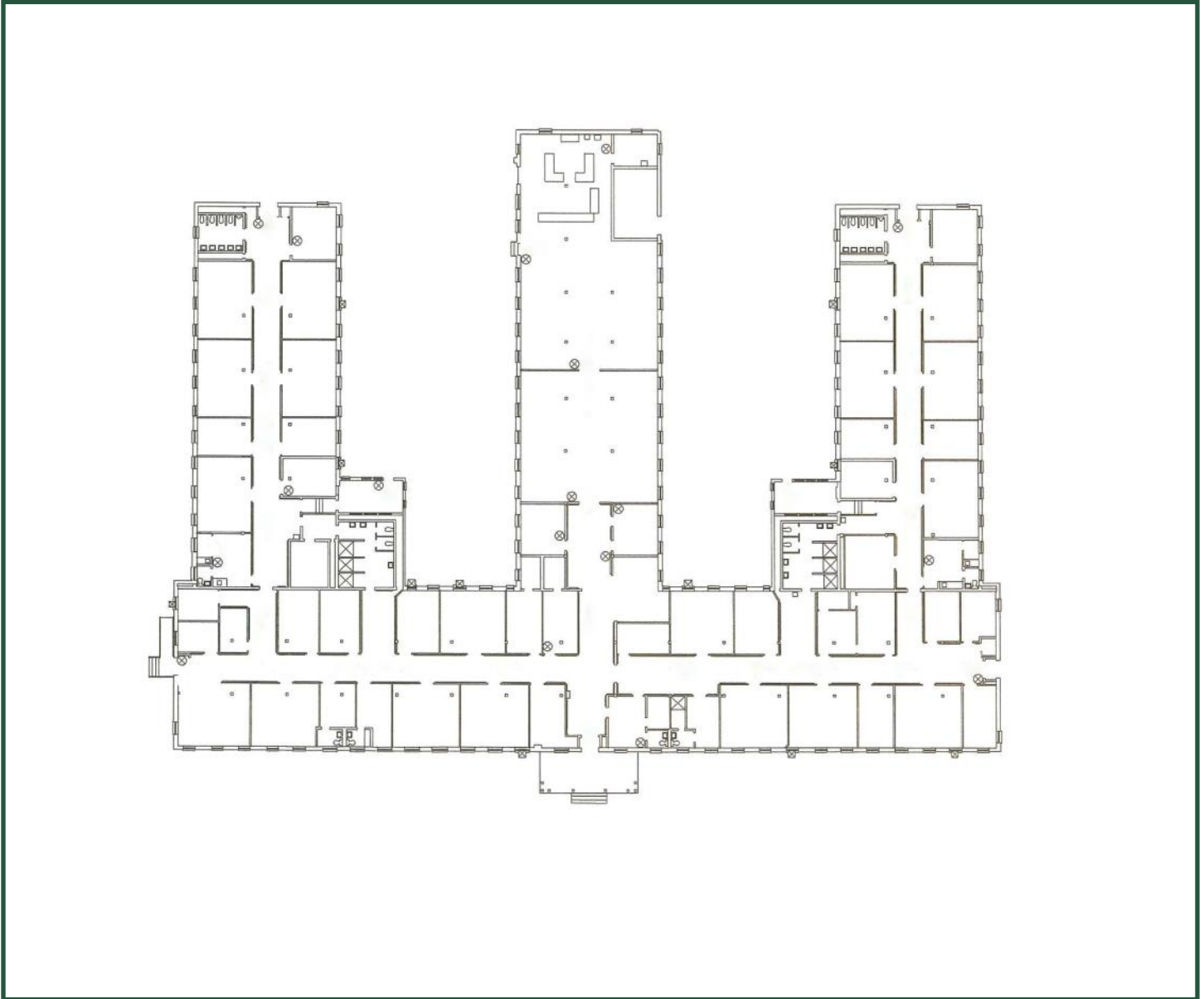
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FLOORPLAN



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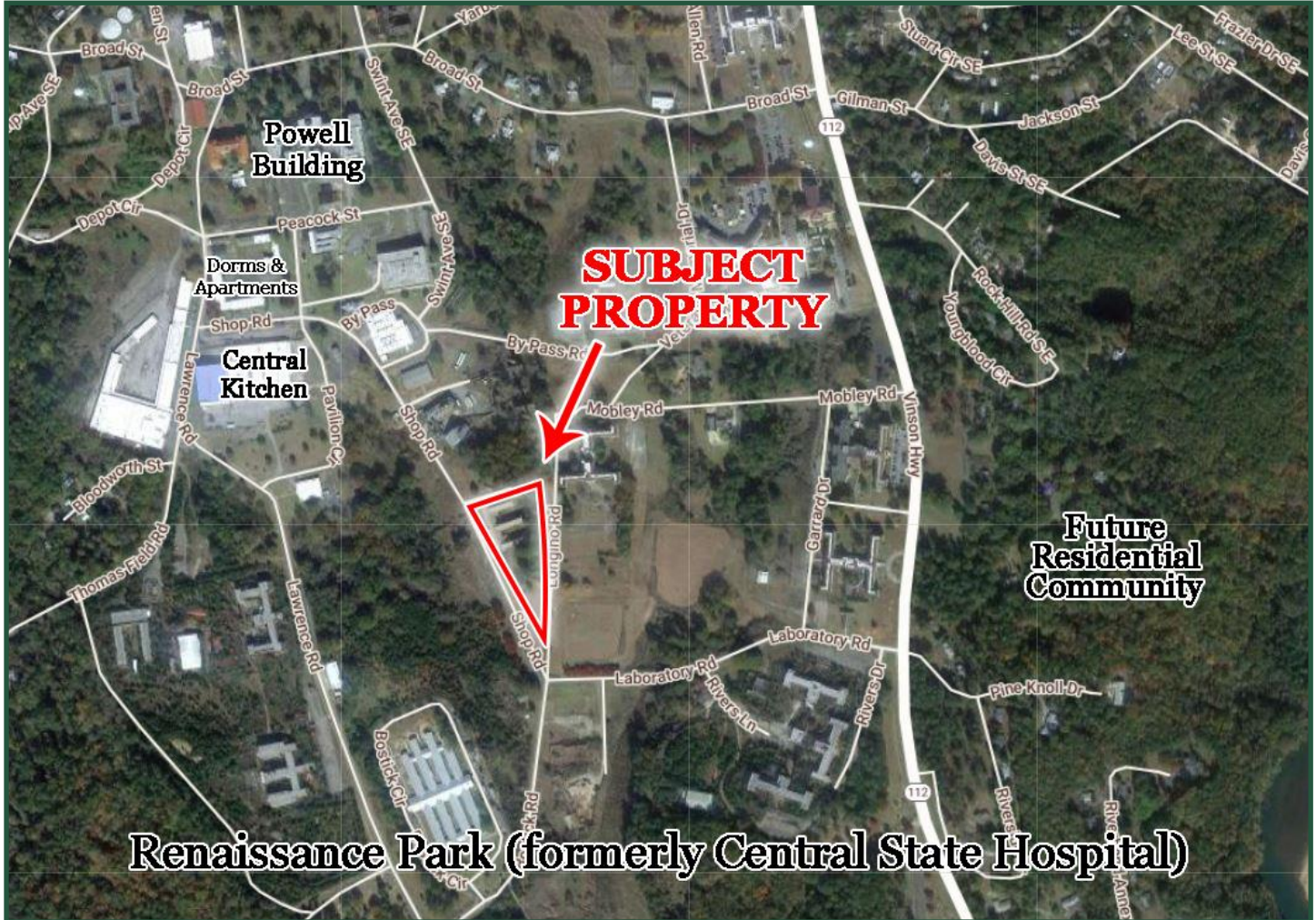
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AERIAL



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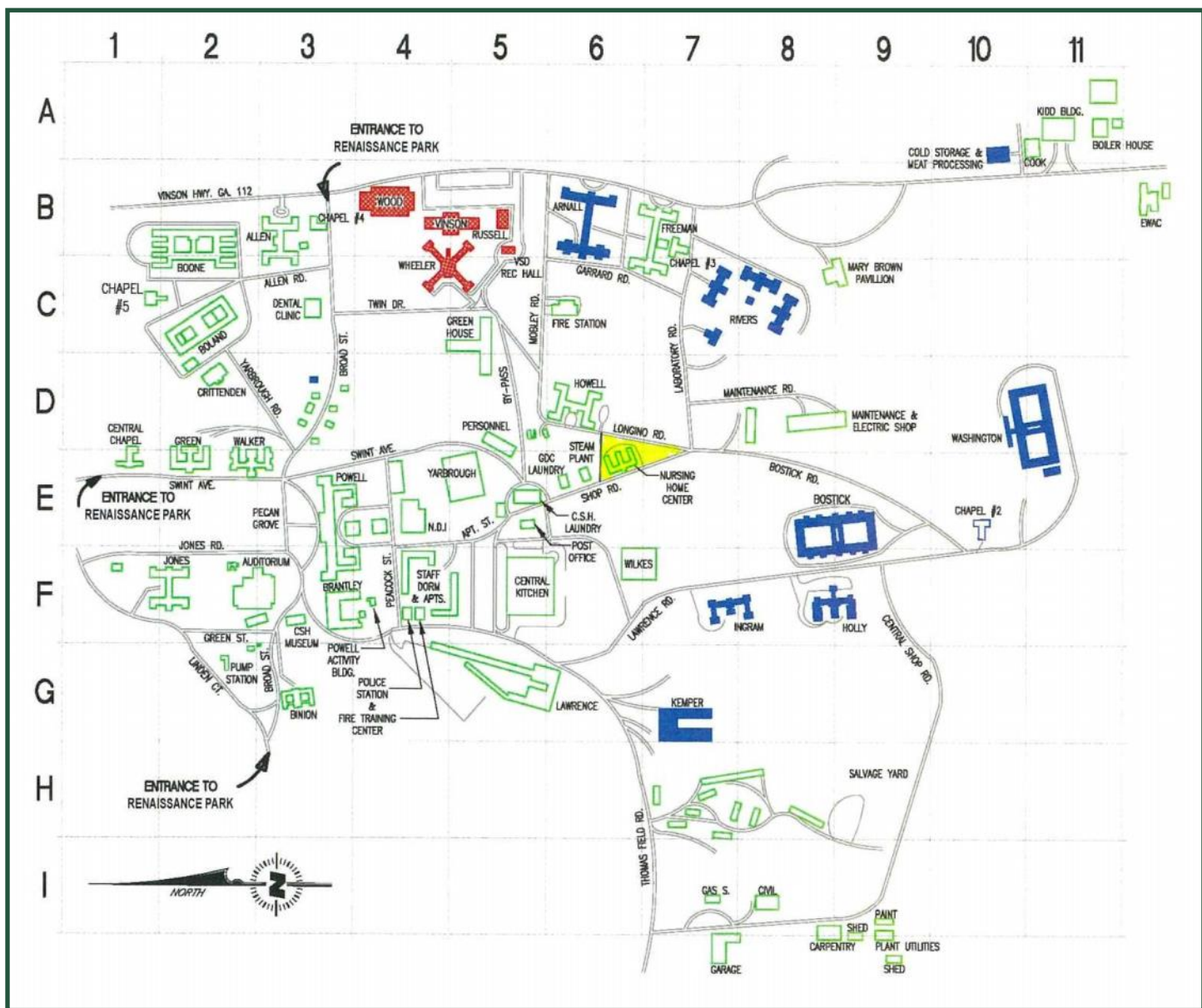
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SITE PLAN



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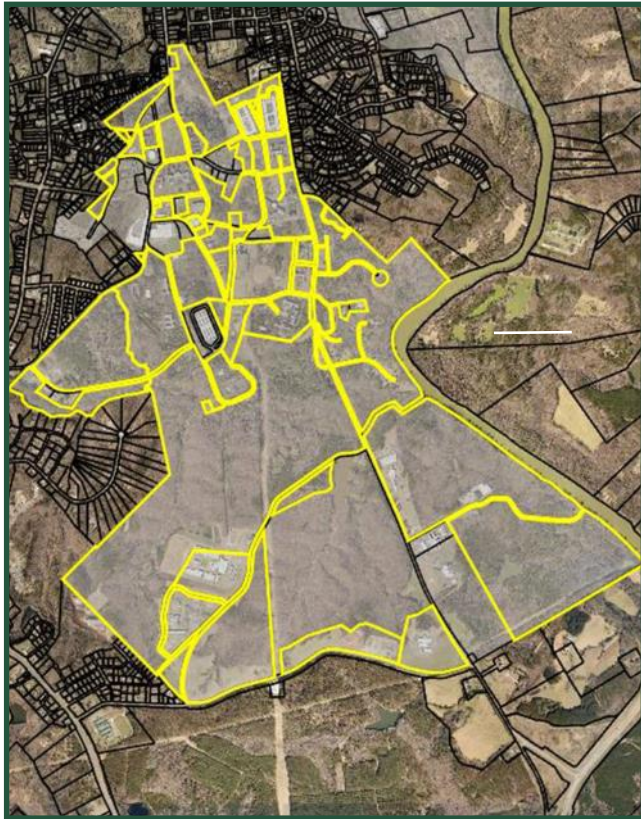
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Renaissance Park
Formerly Central State Hospital Campus
Mixed Use Development
2,200 acres | Milledgeville | 31061



Renaissance Park Highlights:

- Renaissance Park is located in the Opportunity Zone
- Ideal investment for the future growth.
- Convenient to Downtown Milledgeville, Georgia College & State University, Georgia Military College, Atrium Health Navicent Baldwin Hospital, The Industrial Park, and the North Columbia Retail Corridor.
- Located minutes from the 441 Bypass and the Fall Line Freeway.



Park Size: ±2,200 AC consisting of 200± Buildings

Utilities: All Available - (electric, water, gas, and internet) throughout the 2,200 acre development

Description: This entire campus, called Central State Hospital, was built in 1839 and was the largest insane asylum in the world at one time. It was city within a city. It has been rebranded as Renaissance Park. It has taken years to close it down. There are still parts open today with approx. 100 patients remaining in a special area, still undergoing treatment. This whole 2,200 acre site with 200 buildings is and was owned by the state and different state agencies. That is a major reason why it has been difficult to sell, dealing with all the different government entities. The Central State Hospital Local Redevelopment Authority was formed. They have worked with the different government agencies to release properties for sale and engaged Fickling to sell these properties. The goal is to get these vacant properties back in use, put back in the tax digest, and create housing and jobs.

Call Agent for More Information

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In the last 14 years there have been a few buildings sold to some local companies who are operating on this campus and some will be operating soon. Down below is a list of the current existing business and ones that are coming soon.

- Future home of the GMC South Campus which will include student and staff housing, new ballfields, tennis courts, and the new GMC Activities Center.
- Bobby Parham Kitchen (123,000 sf) is open and processes fruits and vegetables. The kitchen provides food source to national retail stores in addition to supplying meals for Kaiser Permanente hospitals in California, city of New York, as well as airlines, corrections, and education food service. (Retail - GA Grown)
- Treevana Remedy Inc is a 50,000 SF Medical Cannabis Facility that will be operational in the next 12 months.
- Sterling Energy Solar Project will begin construction on 20 AC in the late first quarter of 2022.
- Bostick Nursing Center is a state of the art facility. The 98,000 square foot building has 280 beds and is an assisted living home for former inmates who served their terms but still require supervision and healthcare.
- Pineland - Cogentes/ IT Firm
- Alterra Networking - IT Firm
- GA War Veterans Home is operated by Pruitt Healthcare and the GA Dept of Veteran Services. This 550 bed facility currently occupies four buildings : The Wood Building, The Russell Building, and The Wheeler Building, and the new PTSD/TBI clinic. The new clinic focuses on helping veterans who suffer from Post Traumatic Stress Disorder. This clinic adds 58 beds to the veteran's campus.
- Responsive Technology Partners - IT Firm
- The Bright House - Child advocacy program
- GA Dept. of Behavioral Health & Development Disabilities
- Spire Electrical - Contractor
- Antebellum Garage Doors - Contractor
- ADT Auto Services - Service center for vehicles
- Clear Choice Exteriors - Contractor
- Graystone Productions - Glamour films for clients who want to be in an action packed film, located in the former River State Prison. (Photo shoots and film production)
- GA State Patrol operates in a building on campus.
- Tent-Sationals - Tent event rentals



Bobby Parham Kitchen

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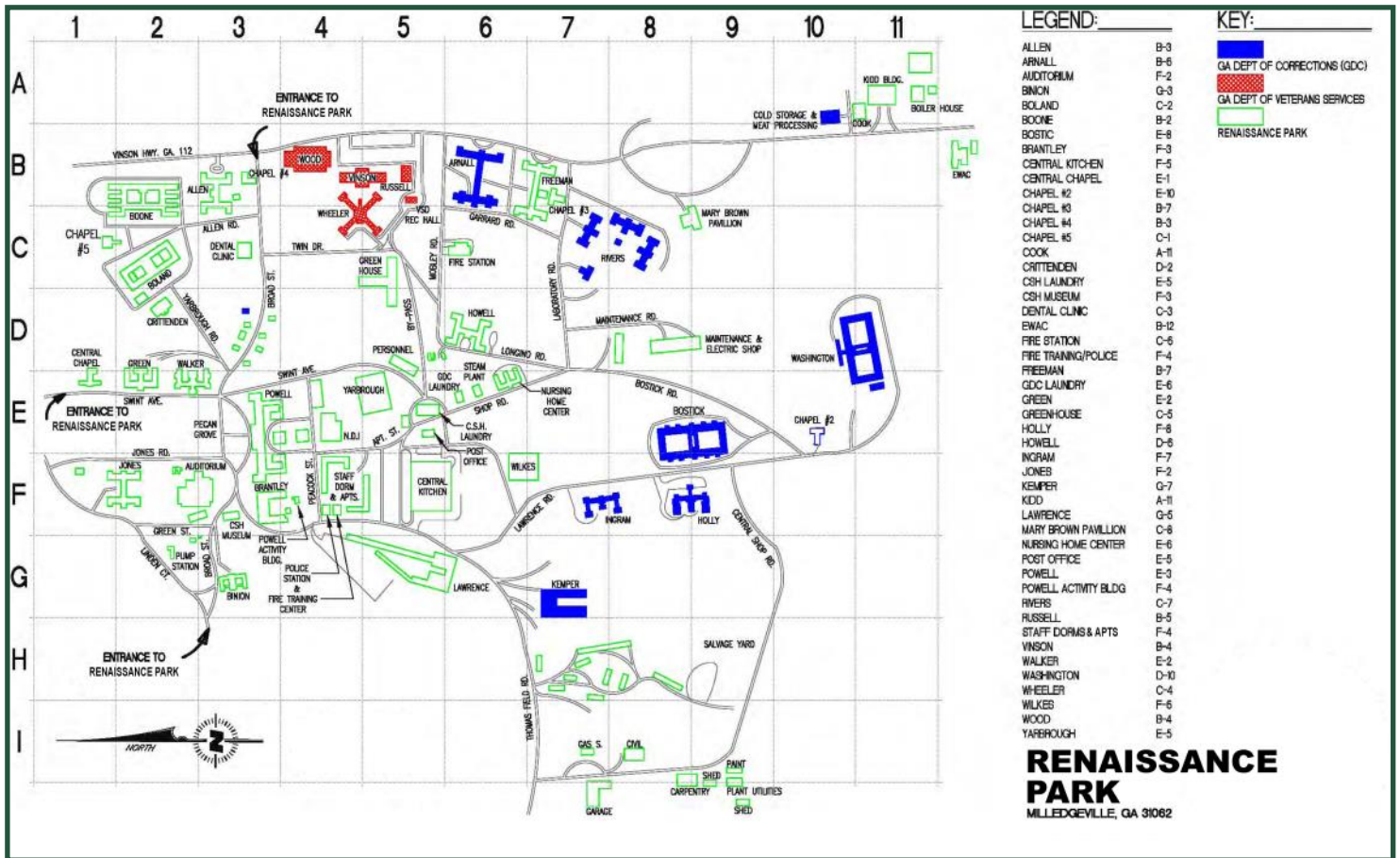
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Site Plan



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Auditorium



Binion Building



Brantley Building



Chapel



Chapel



Crittenden Building

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Freeman Building



Howell Building



EWAC Building



City Firehouse



Museum



Apartments



Nursing Home Center



Dormitory

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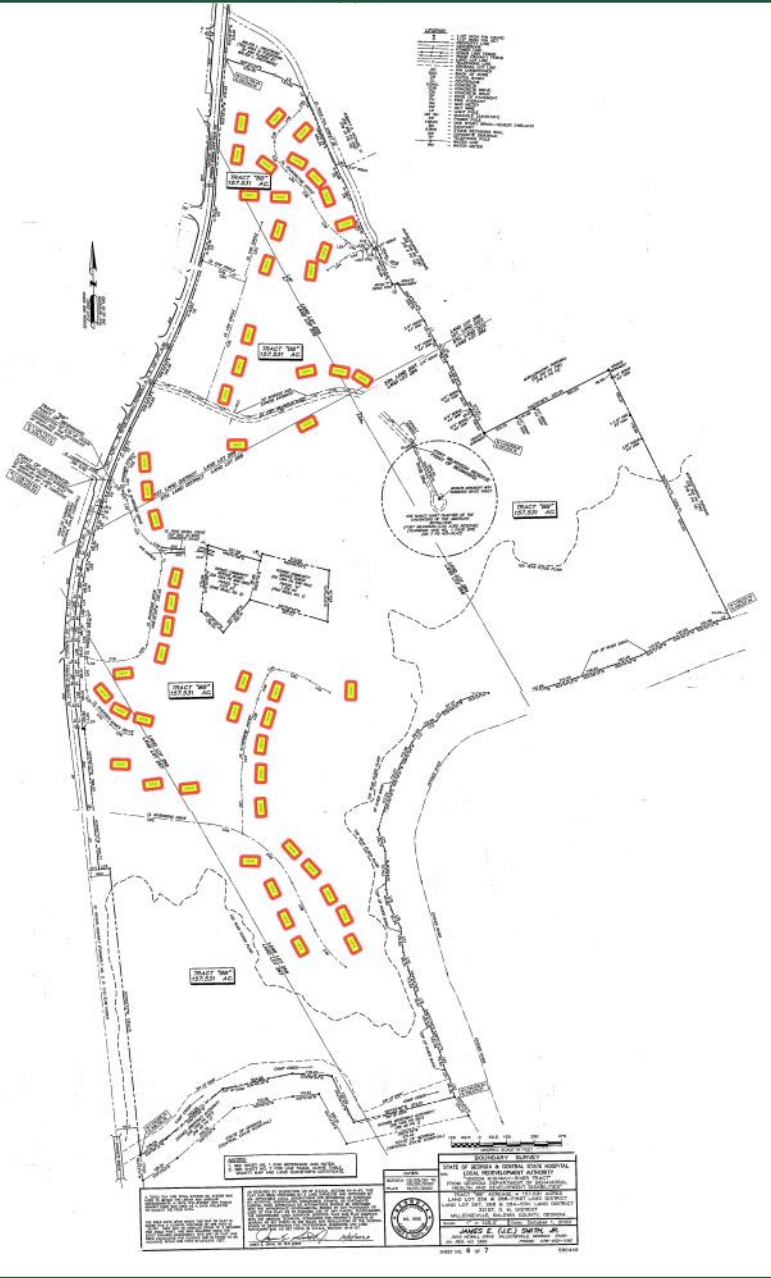
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Renaissance Park - Formerly Central State Hospital Campus
Oconee Riverfront Development
157 AC +/- with 54 Homes
Milledgeville, GA 31061



SOLD | 5.10.22 | \$1,600,002



This Oconee Riverfront Development is a former subdivision with 54 existing homes. The homes need renovating and is ideal for a developer to create a new updated subdivision or a rental community. The Oconee Riverfront Development is located in the Mixed-Use Renaissance Park.

Lot Size: 157 Acres +/-

Number of Homes: 54

Oconee River Frontage: 0.6 miles

Utilities: All available

Topography: Rolling

Location: Homes are located off the following roads in Milledgeville's Renaissance Park:

- Vinson Highway
- Riverside Dr
- Riverside Annex Drive
- Riverbend Drive
- Riverbend Annex Drive
- Cox Circle
- Ft Wilkinson Road
- Youngblood Circle
- Rock Hill Street

SALE PRICE: \$1,800,000

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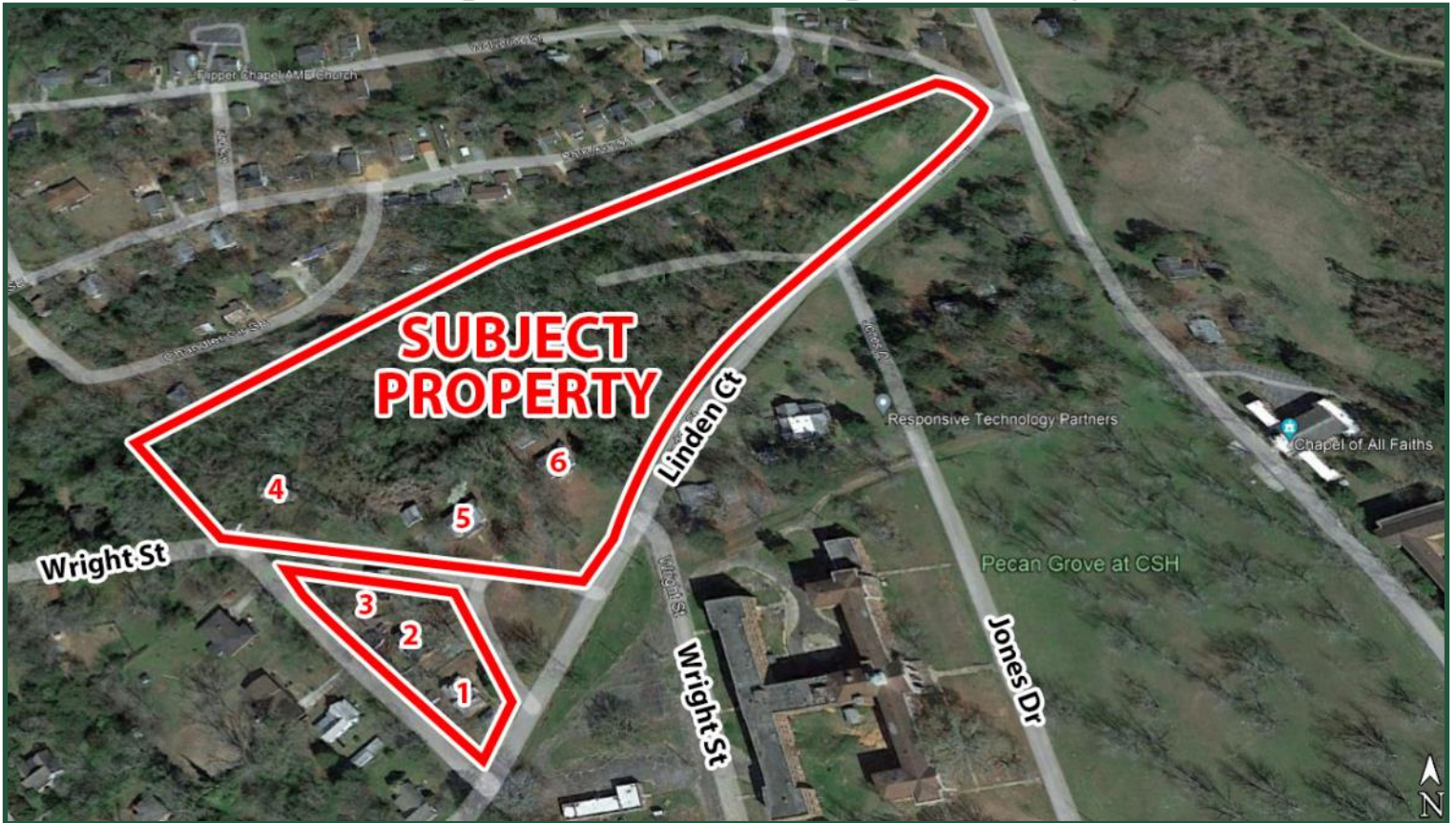
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Renaissance Park - Formerly Central State Hospital Campus
Ideal Investment Opportunity
11.25 AC with 6 Cottages
400 Linden Court
Milledgeville GA 31061



SOLD | 5-8-2022 | \$250,000



Lot Size: 11.25± Acres

Buildings: 6 Cottages, needing renovation, with hardwood floors and masonry fireplaces.
4 brick - 2 story, 3 bedroom/2 bath with partial basements, car ports, 1,900 sf - 2,100 SF
2 clad - 3 bedroom/2 bath, master bedroom has hallway bath, other 2 bedrooms have Jack & Jill bath, crawlspace, 2,000± SF

Utilities: All available

Notes: Ideal investment for rental property or to rehab and sell. These cottages would be suitable for either residential or office.

Location: Property is located in the Mixed-Use Renaissance Park. Located on Linden Court, near the Chapel of All Faiths and the Pecan Grove. Other businesses nearby include Dublin Gas Company, Clear Choice Exteriors, and the new Sterling Solar Farm.

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