

**Renaissance Park - Formerly Central State Hospital Campus**  
**Dormitories & Apartments - VACANT SINCE 2010**  
240 Lawrence Rd  
Dorms AKA 132 Shop Rd / Apts. AKA 119 Apartment St  
Milledgeville GA (Baldwin County)



**Dorms**



**Apartments**

- Lot Size:** 3.7 Acres  
**Complex:** 52 Total Suites/34,750 sf: (100 Dorm Rooms with connecting bathrooms and 2 Supervisor Suites with living area, bedroom and bathroom) See attached floorplans.  
22 Total Apartments/20,000 sf: (6 units with 2 bed rooms , 1 bathroom, with dining room and kitchen. 16 units with 1 bedroom, 1 bathroom, with kitchen and living room combined.) See attached floorplans.  
**Utilities:** Heating & Air - All units are setup in a boiler/cooler loop with WTA's (air handler) in each unit.  
Water- All units are master metered.  
**Roof:** Thermoplastic membrane (TPO)  
**Stories:** 2  
**Construction:** Brick  
**Year Built:** 1962  
**Vacant:** Since 2010  
**Parking:** Ample  
**Location:** These dormitories and apartments are located in Milledgeville, GA in the Renaissance Park (formerly Central State Hospital). City recently updated the address for 911 emergency purposes: Dormitories aka 132 Shop Road & Apartments aka 119 Apartment Street.

**REDUCED PRICE: \$850,000**  
**~~SALE PRICE: \$1,640,000~~**

**FOR MORE  
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## **DORMITORIES SQUARE FOOTAGE BREAKDOWN**

<b>Dorms: 52 Suites Total (100 Dorm Rooms with connecting shared bathrooms &amp; 2 Supervisor's Suites with 1 bedroom, living area, and bathroom)</b>		
		<b>Square Footage</b>
<b>Wing A - 1st Floor:</b>	12 suites (24 dorms with connecting shared bathrooms)	4,800 sf
	1 Supervisor's Suite ( 1 bedroom, living area, and bathroom)	400 sf
	Recreation Room	1,750 sf
	Hallway to all dorms	1,600 sf
	Stairs, vending rooms, kitchenette, linen closets, and misc. rooms	1,450 sf
<b>Total Square Footage:</b>		<b>10,000 sf</b>
<b>Wing A - 2nd Floor:</b>	13 suites ( 26 dorms with connecting shared bathrooms)	5,200 sf
	Hallway to all dorms	1,600 sf
	Stairs, vending rooms, kitchenette, linen closets, and misc. rooms	1,450 sf
<b>Total Square Footage:</b>		<b>8,250 sf</b>
<b>Wing B - 1st Floor:</b>	12 suites (24 dorms with connecting shared bathrooms)	4,800 sf
	1 Supervisor's Suite ( 1 bedroom, living area, and bathroom)	400 sf
	Hallway to all dorms	1,600 sf
	Stairs, vending rooms, kitchenette, linen closets, and misc. rooms	1,450 sf
<b>Total Square Footage:</b>		<b>8,250 sf</b>
<b>Wing B - 2nd Floor:</b>	13 suites ( 26 dorms with connecting shared bathrooms)	5,200 sf
	Hallway to all dorms	1,600 sf
	Stairs, vending rooms, kitchenette, linen closets, and misc. rooms	1,450 sf
	<b>Total Square Footage:</b>	<b>8,250 sf</b>
<b>Total Building Square Footage:</b>		<b>34,750 sf</b>

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## **DORMITORIES PHOTOS**



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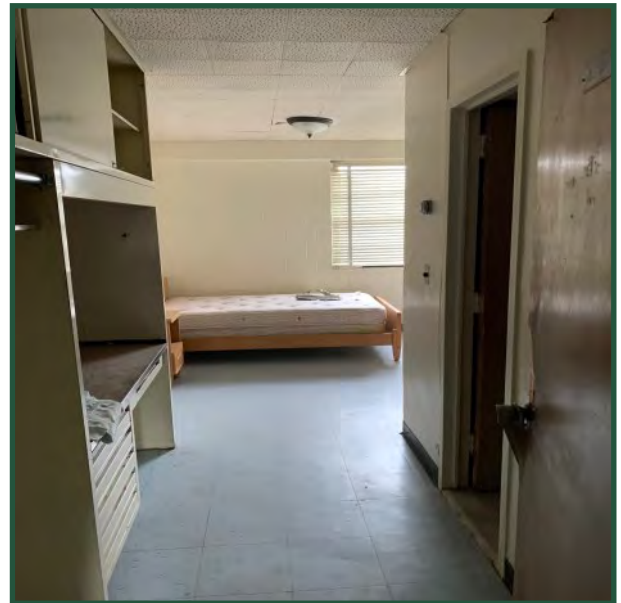
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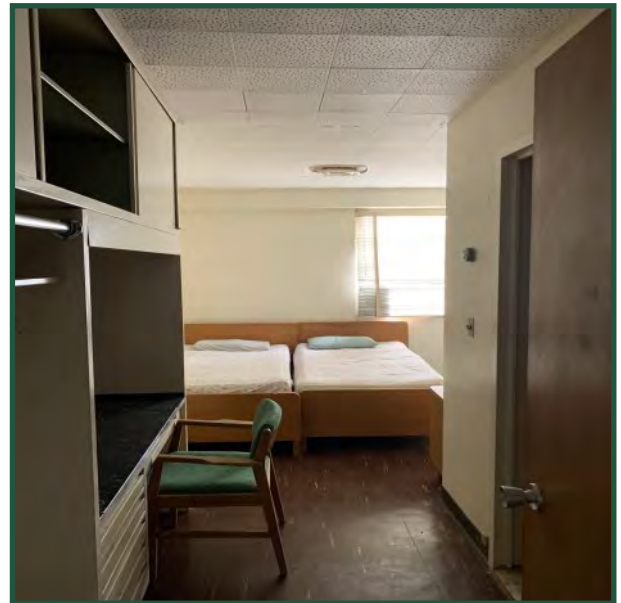
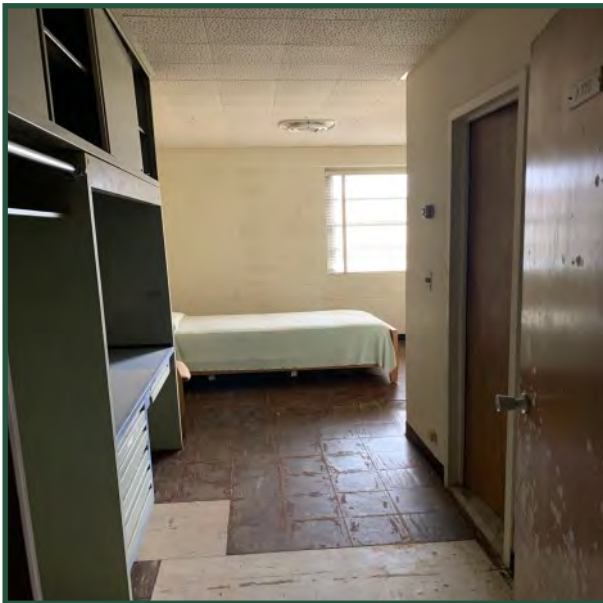
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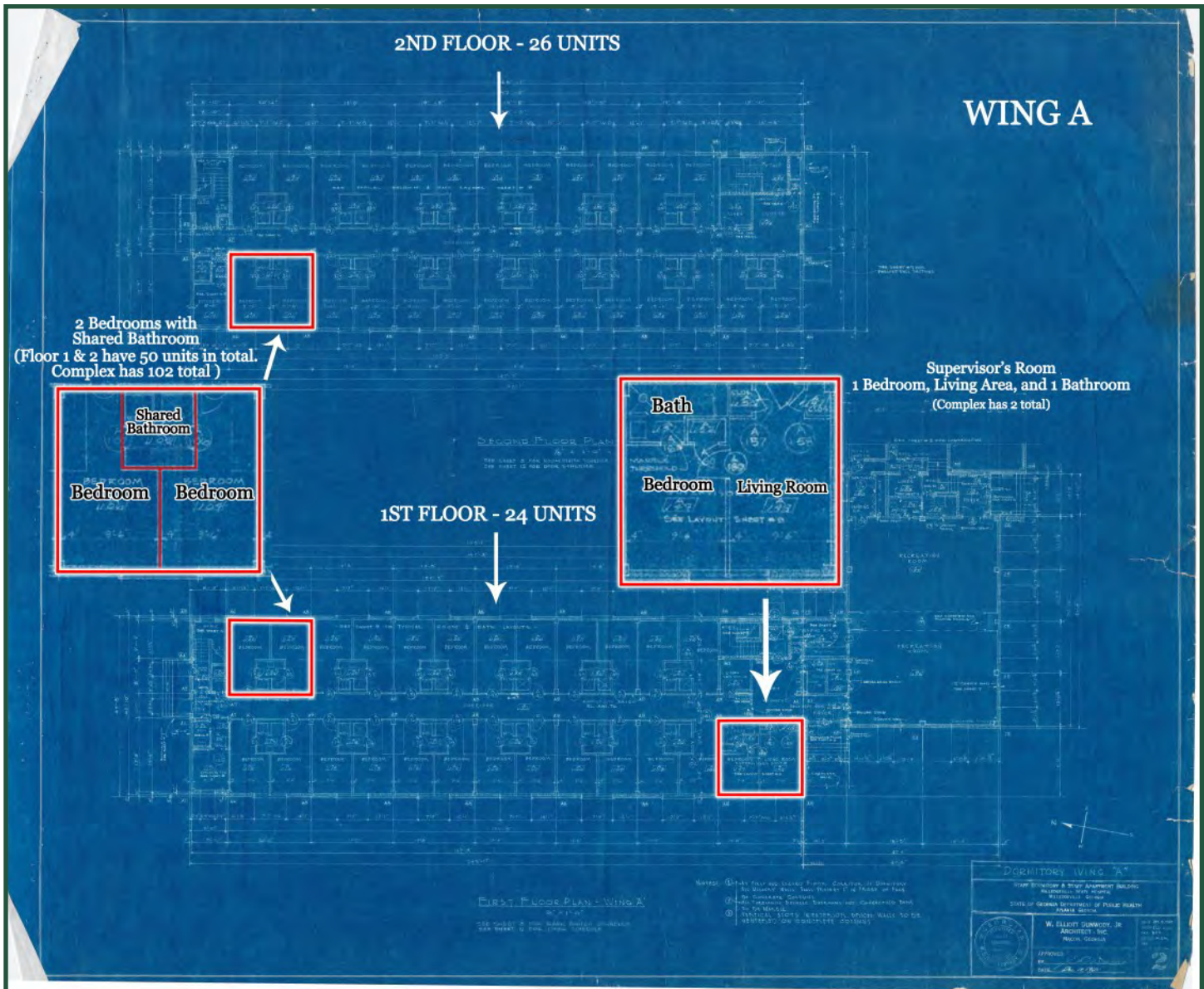
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## **DORMITORIES WING A FLOORPLAN**



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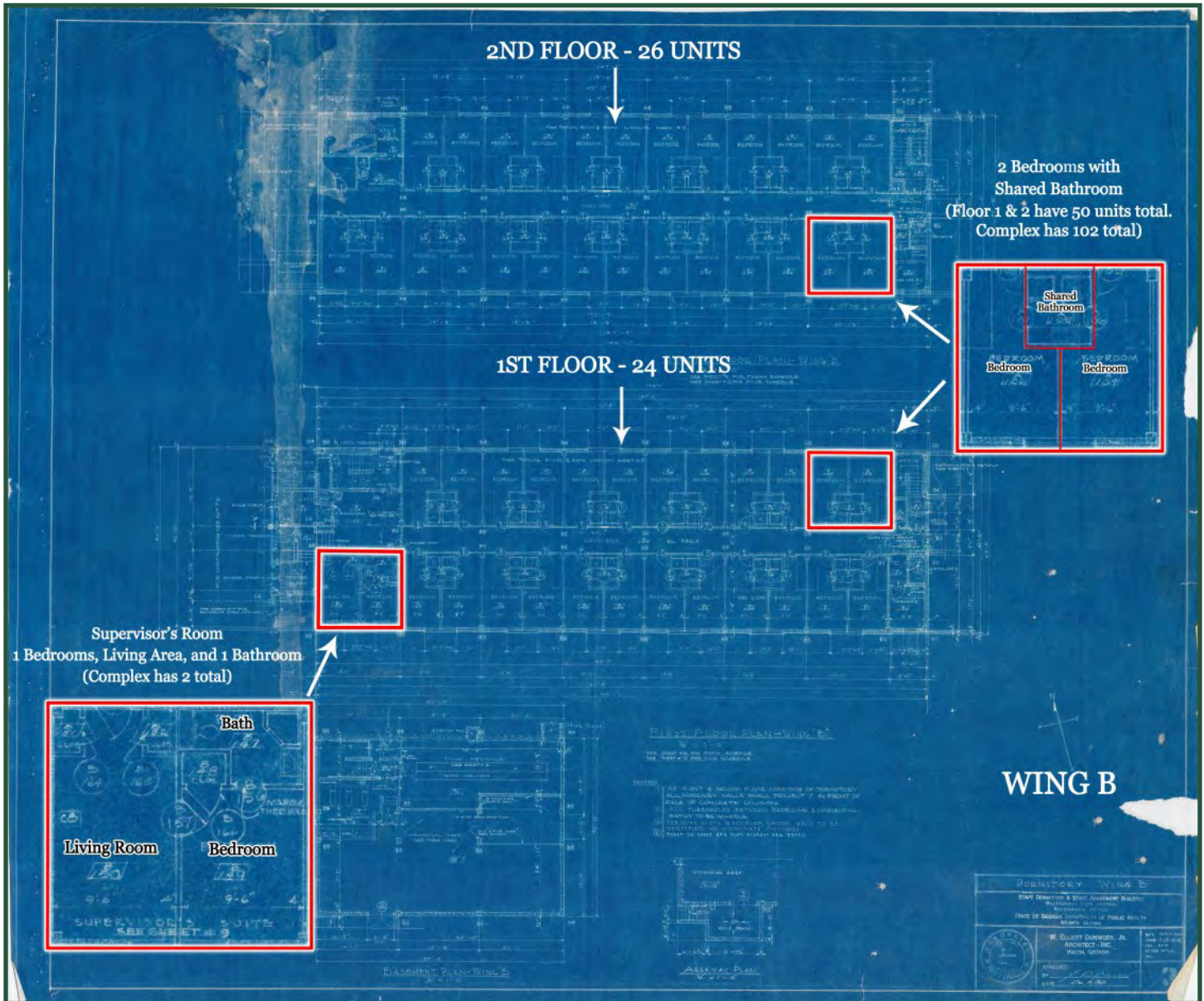
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## **DORMITORIES WING B FLOORPLAN**



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## **APARTMENTS SQUARE FOOTAGE BREAKDOWN**

<b>Apartment: Complex has 6 2 bedroom, 1 bath room units and 16 1 bedroom, 1 bath room units.</b>		
		<b>Square Footage</b>
<b>(6 )2 bedroom/1 bath room:</b>	Floorplan includes a dining room, living room, one large bedroom, one small bed room, kitchen, bath, and hall.	1,200 sf (Each)
<b>Total Square Footage:</b>		7200 sf
<b>(16) 1 bedroom/ 1 bath room:</b>	Floorplan includes a living room/kitchen combo, bedroom, and bath room.	800 sf (Each)
<b>Total Square Footage:</b>		12,800 sf
<b>Total Building Square Footage:</b>		<b>20,000 sf</b>

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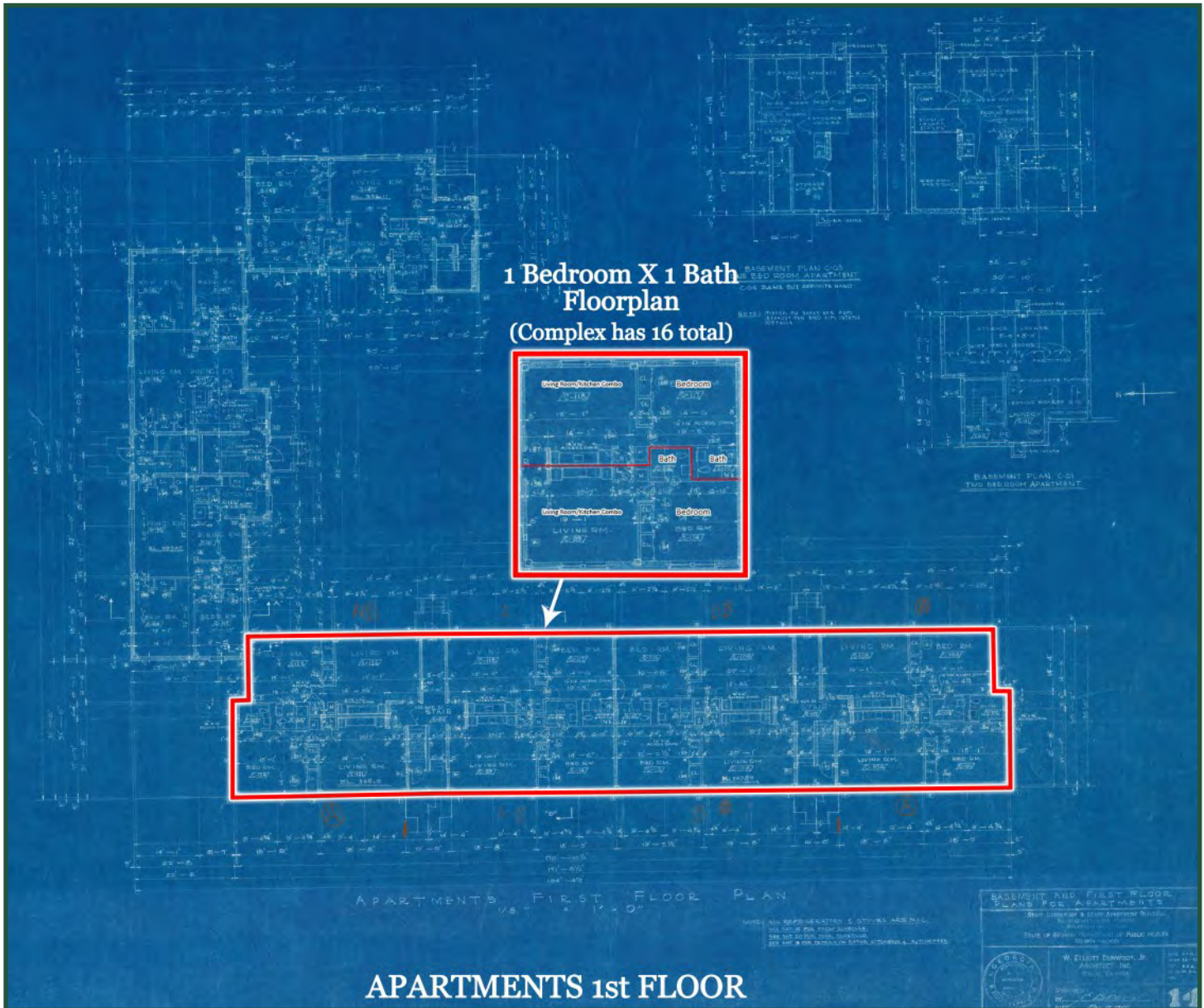
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## **APARTMENTS 1ST FLOOR 1x1 FLOORPLAN**



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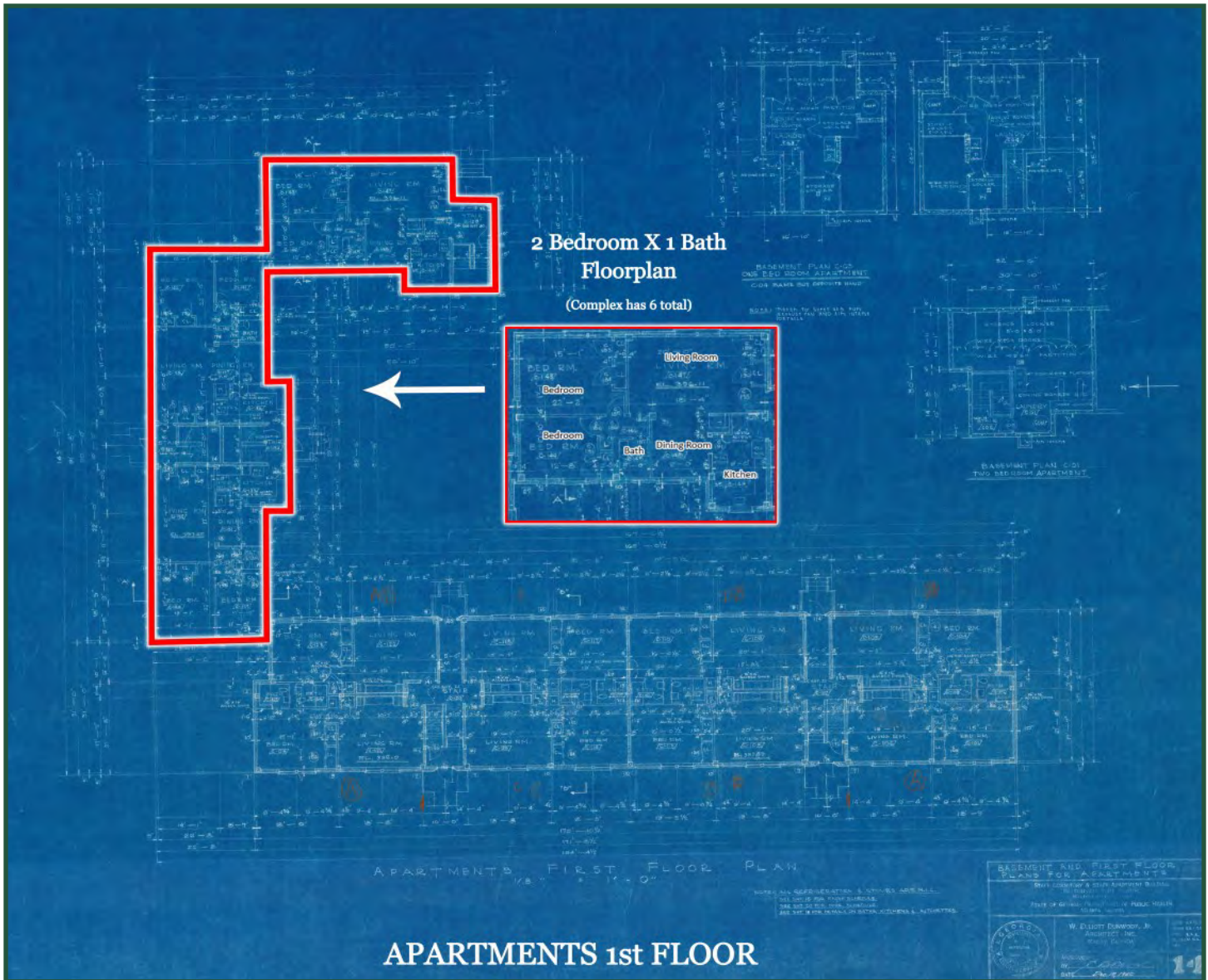
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## **APARTMENTS 1ST FLOOR 2x1 FLOORPLAN**



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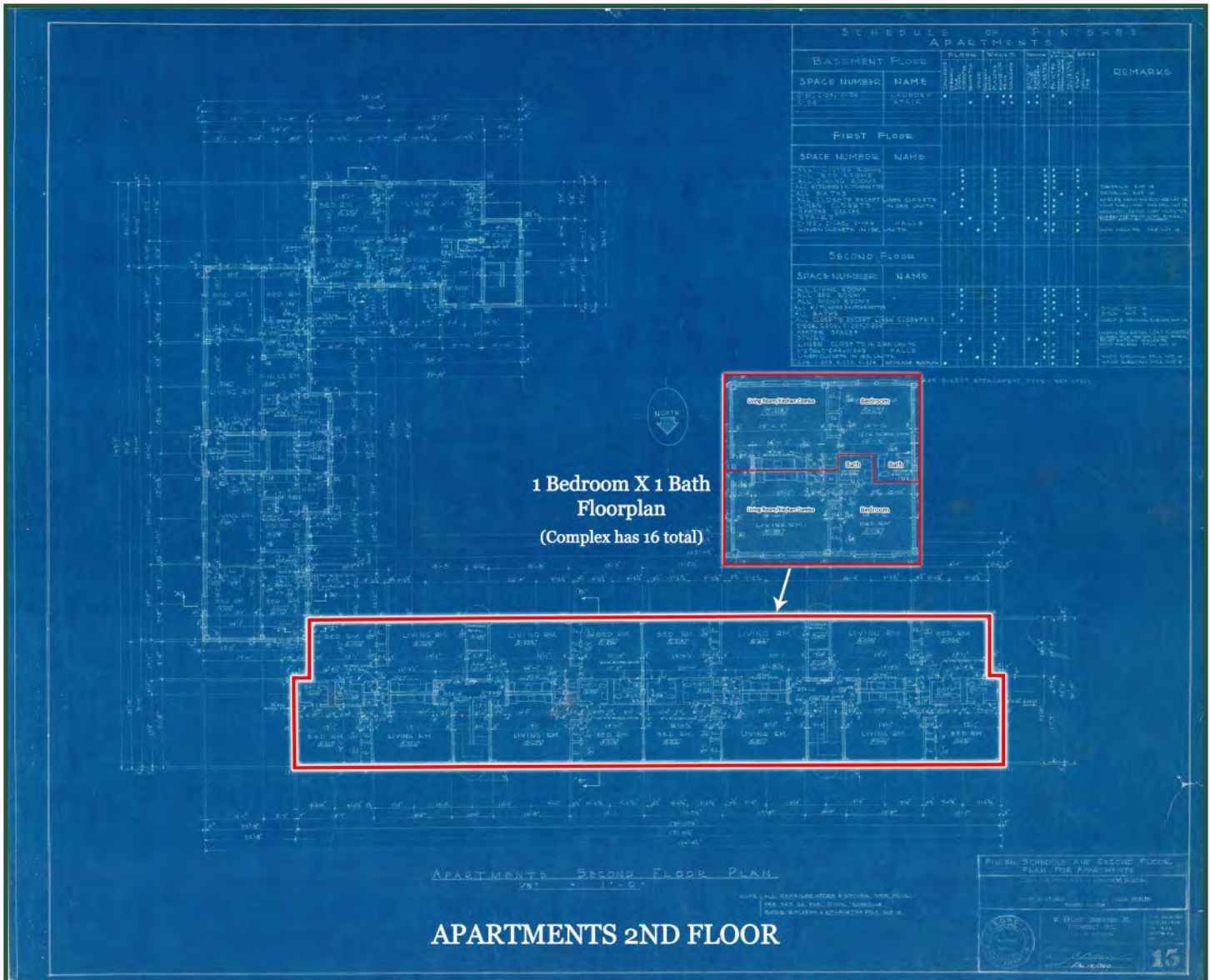
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## APARTMENTS 2ND FLOOR 1x1 FLOORPLAN



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## **AERIAL**



### 2021 Demographics

	1 mile	3 mile	5 mile
Population	2,581	18,179	27,140
Median Age	36.9	31.3	32.8
Avg. HHI	\$41,859	\$38,849	\$49,487

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