

# 1.2 AC Lot Available – OWNER WILL BUILD TO SUIT

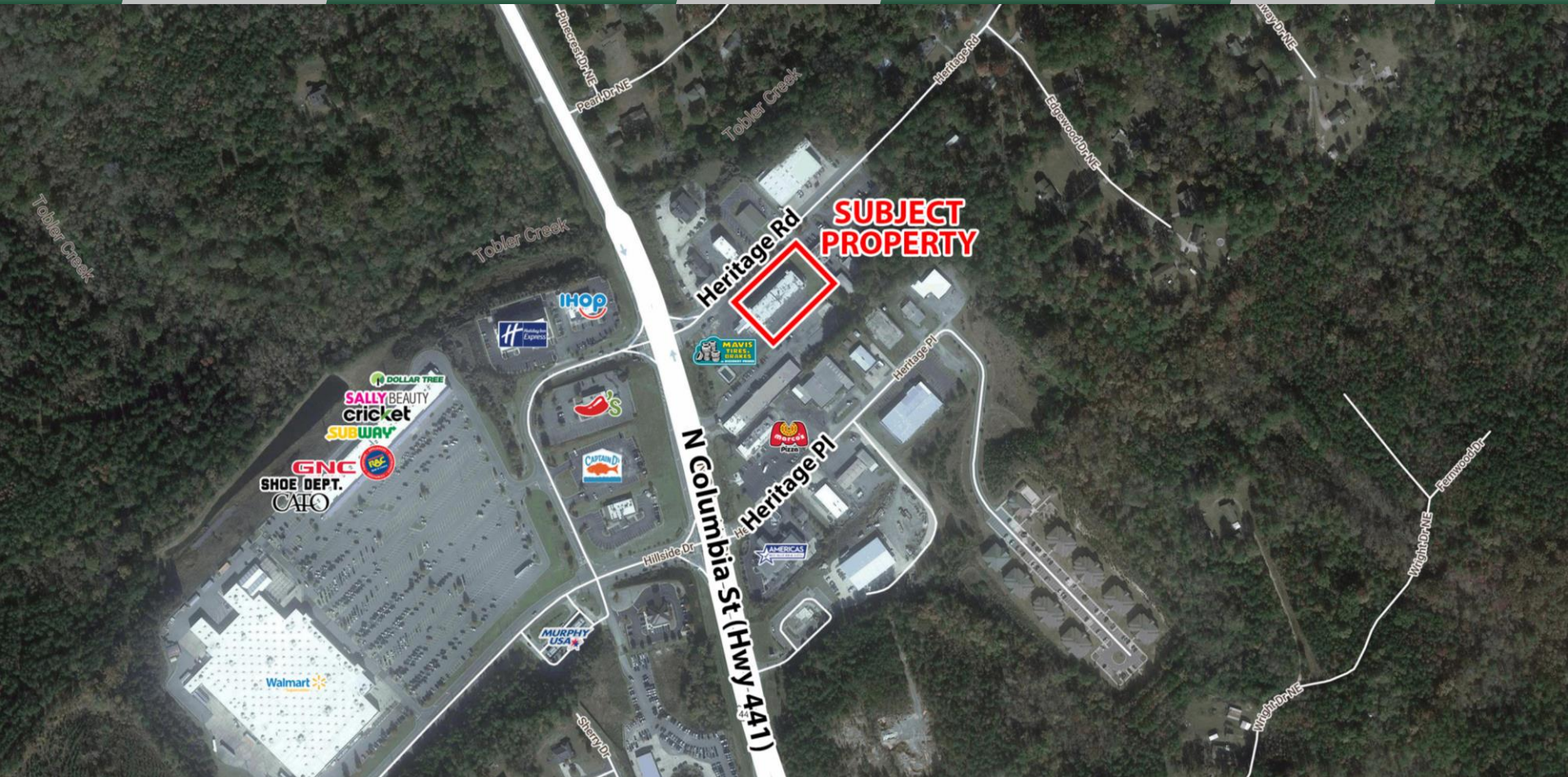
3001 Heritage Road  
Milledgeville, GA 31061



Summary

Area Info

Aerial



## CONTACT

**Patty Burns, CCIM, ALC**  
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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 3001 Heritage Road  
Milledgeville, GA 31061

**County:** Baldwin

**Utilities:** All Available

**Topography:** Level

**Traffic Count:** 37,700 VPD on North Columbia St

**Frontage:** 456± ft on Heritage Road

### SITE

**Site Size:** 1.2± Acres

**Parcel ID:** M71 010

**Zoning:** Community Commercial

**Taxes:** \$4,453.00 (Est. 2023)

**SALE PRICE: \$700,000**

Demographics 2023	3 Miles	5 Miles	10 Miles
Population	13,286	27,470	48,704
Avg HH Income	\$122,949	\$96,615	\$95,500
Median Age	34.7	34.8	38.7

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### NOTES

Lot is located just off a signalized intersection with high traffic. Former hotel was torn down, parking lot still remains. Owner will Build To Suit.

### LOCATION

Surrounding neighbors include Mavis Tire, Walmart, Holiday Inn Express, IHOP, Milledgeville Mall, Longhorn Steakhouse, Chili's, Robins Financial Credit Union, BB&T, Applebee's, Starbucks, Smyrna Truck and Cargo, Childre Nissan, and many more restaurants, businesses, and retailers.



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