



CONTACT

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Summary Area Info Photos

PROPERTY INFORMATION

BUILDING

Property Address: 2398 Heritage Place

Milledgeville, GA 31061

County: Baldwin

Total Size: 12,300± SF

Available: Suite C: 1,800 SF

Year Built: 1994

Utilities: All Available

Parking: Paved & Ample

Traffic Count: North Columbia Street – 33,769

SITE

Site Size: 0.85 AC

Parcel ID: M71 006B

Zoning: Community Commercial

Lease Price: \$1,500/per month NNN

| Demographics 2023 | 3 Miles | 5 Miles | 10 Miles |
|----------------------|-----------|----------|----------|
| Population | 13,025 | 27,735 | 48,613 |
| Avg HH Income | \$121,467 | \$96,159 | \$95,370 |
| Median Age | 34.5 | 35.0 | 38.9 |

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NOTES

Three tenant building, ideal for general office or medical. Suite C is available, 1,800 sf space. Floorplan consist of reception area, lobby, six (6) offices, storage area, and two (2) restrooms. Other tenants are Beyond Bronzed Spa and Nathan Baugh Plumbing & HVAC.

LOCATION

Property is located off the main retail corridor North Columbia Street. Surrounding neighbors include Walmart, Marco's Pizza, Robins Financial Credit Union, Captain D's, Chili's, I-Hop, Pamlico Pools, and many more retailers, restaurants, and professional/medical offices.



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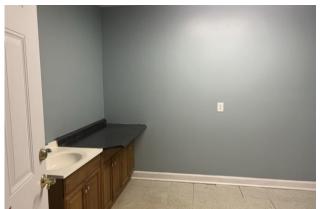
Summary Area Info Photos Aerial













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