

**FOR SALE – Former Bakery**  
**135 South Wayne Street**  
**Milledgeville, GA 31061**



Summary

Area Info

Photos

Aerial

Site Map

**SUBJECT**



**SALE PRICE: \$465,000**

**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

# FOR SALE – Former Bakery

135 South Wayne Street  
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map

## PROPERTY INFORMATION

### BUILDING

**Property Address:** 135 South Wayne Street  
Milledgeville, GA 31061

**County:** Baldwin

**Year Built:** 1900

**Total Size:** 2,450 SF Street Level Storefront  
1,000 SF Loft  
**TOTAL: 3,450 SF**

**Utilities:** All Available

**Parking:** Street Parking

**Traffic Count:** South Wayne Street – 15,658 VPD

### SITE

**Site Size:** 0.06 AC

**Parcel ID:** M60 115

**Zoning:** PDE

**Taxes:** \$2,718 (CITY)

**Frontage:** 23±' ft on South Wayne Street

**SALE PRICE: \$465,000**

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	19,731	28,709	44,970
Avg HH Income	\$63,322	\$90,651	\$94,378
Median Age	31.3	34.1	37.8

### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

## PROPERTY INFORMATION

### NOTES

This building offers an ideal location for a restaurant, retail, or office space. It features 2,450 SF of wide-open street-level storefront, a 1,000 SF unfurnished loft space with hardwood floors, and a full-length basement perfect for storage. Buyers can add windows and outdoor access at the ground level, and an elevator can be installed for loft access. Recent upgrades include LED lighting, refinished floors, new paint, roof repairs, Hobart mixer service, a new grease trap, a new freezer, and a new POS system with software.

### LOCATION

This property is conveniently located on South Wayne Street in Downtown Milledgeville, just minutes from North Columbia Street, the main retail corridor. Nearby landmarks and businesses include City Hall, Baldwin County Courthouse, Baldwin County Tax Assessor, US Post Office, Georgia College and State University, Georgia Military College, Ace Hardware, Century Bank, Magnolia State Bank, Edward Jones, The Red Door, Amici, The Brick, Smoothie King, The Reel Grill, JK Korean BBQ, and numerous other restaurants, retailers, and medical/professional offices.

### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# FOR SALE – Former Bakery

135 South Wayne Street  
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



## CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# FOR SALE – Former Bakery

135 South Wayne Street  
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



## CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# FOR SALE – Former Bakery

135 South Wayne Street  
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



## CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

**FOR SALE – Former Bakery**  
**135 South Wayne Street**  
**Milledgeville, GA 31061**



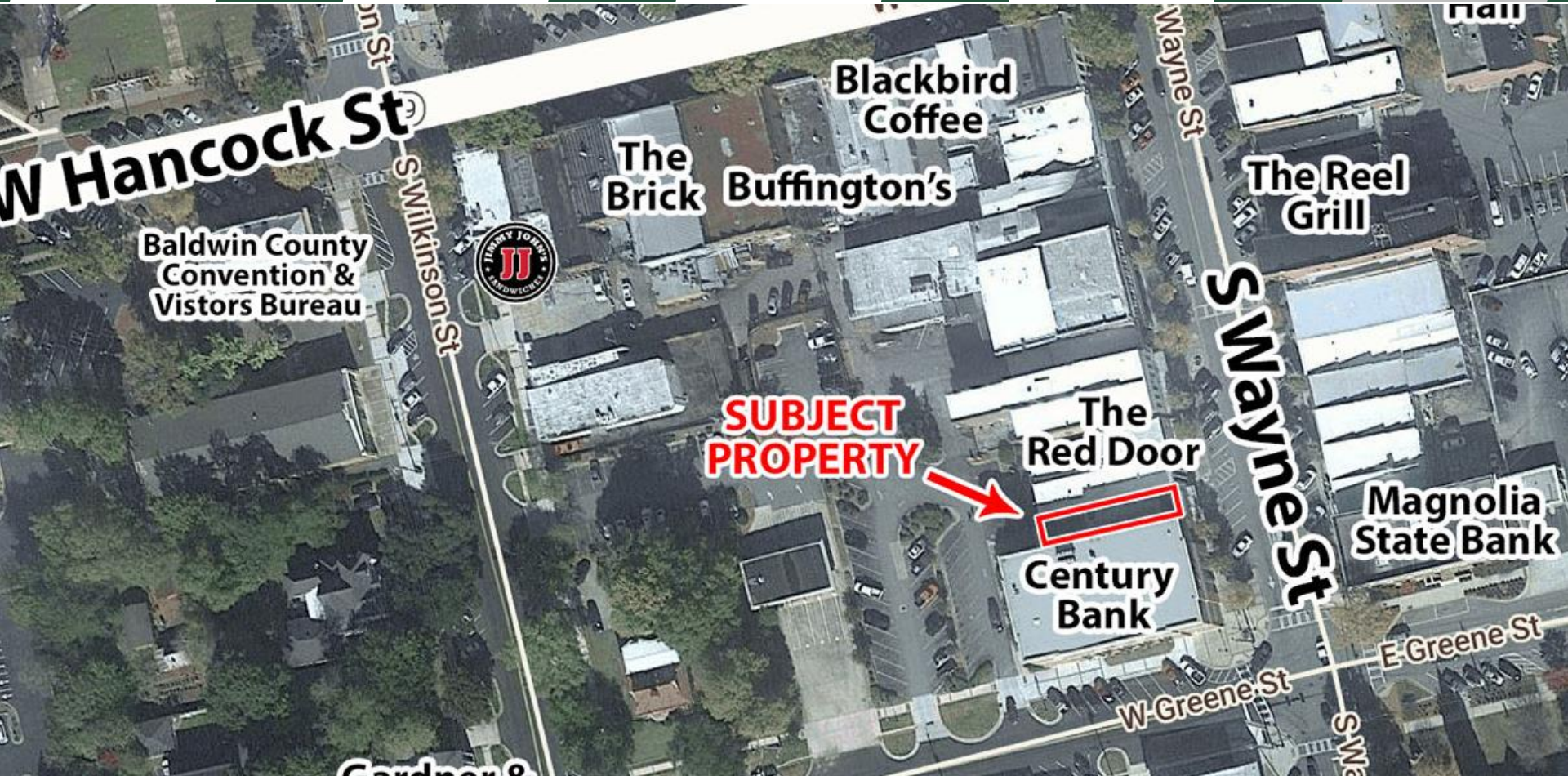
Summary

Area Info

Photos

Aerial

Site Map



**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>