

FOR LEASE – Professional Office Building
2938 Heritage Place
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

SUITE C
AVAILABLE

SUITE A
LEASED

SUITE B
LEASED

LEASE PRICE: \$1,500/per month NNN

CONTACT

Patty Burns, CCIM, ALC
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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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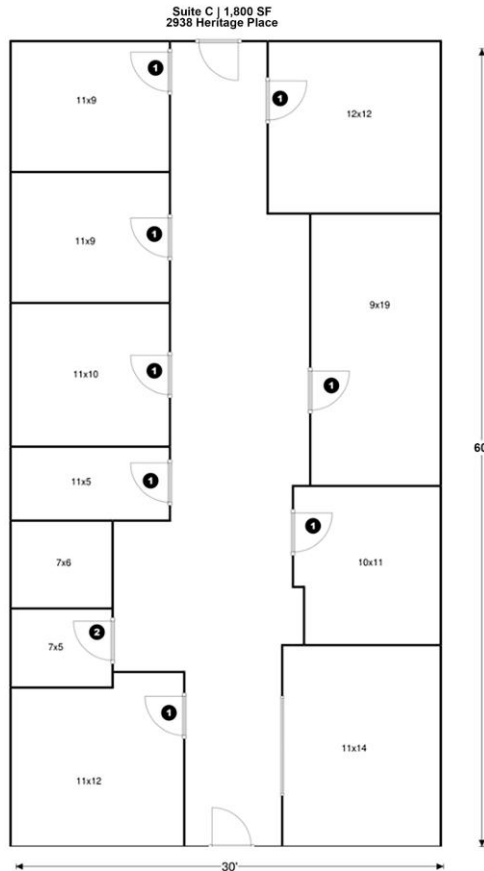


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