

FOR LEASE - OFFICE SPACE & ADJACENT LAND

501 East Hancock Street
Milledgeville, GA 31061



Summary

Area Info

Photos

Floor Plans

Site Map



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 501 East Hancock Street
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County: Baldwin

Total Size: 2,170 SF

Available: Lower Level - 1,300 SF
Adjacent Land - ±2.5 Acres

Utilities: All Available

Parking: Ample

Traffic Count: 23,540 VPD

Frontage: 385'

SITE

Site Size: 3.59 Acres

Parcel ID: M83 026

Zoning: Community Commercial

LEASE PRICE: \$10.00/SF + Utilities
Adjacent Land: Contact Agent

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	4,215	18,832	28,746
Avg HH Income	\$45,672	\$65,159	\$90,588
Median Age	21.5	30.8	34.1

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Building was formerly a business office & payment center for Washington EMC. This property has a large, cleared grassy area adjacent to the office building which is also available for lease.

Office space is ideal for professional office, service, or retail. Access to lower level is located on the side of the building by separate driveway.

Adjacent lot is suitable for a variety of uses, including use as a construction laydown yard, event venue, RV parking, and equipment sales or rental for river watersports equipment (kayaks, paddleboards, tubing accessories) given its excellent proximity to the Oconee River Greenway.

Located on East Hancock Street, less than 1/4 mile from the Oconee River. Neighbors include Georgia College & State University, Georgia Military College, Riverbend Apartments, Oconee River Greenway, Stribling Law Office, US Post Office, Baldwin County Courthouse, and other government offices and restaurants.



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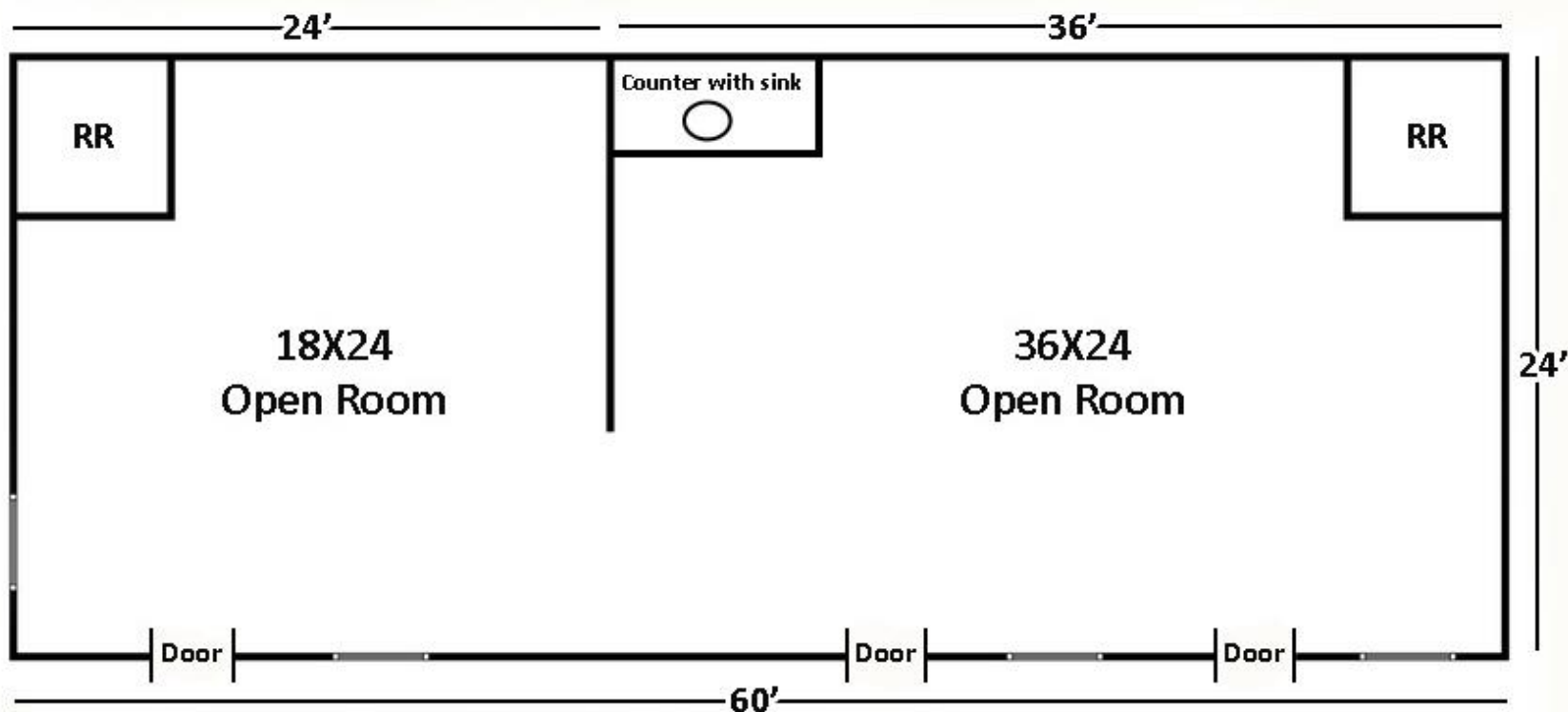
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*All measurements and all calculations of area may not be to scale and are not guaranteed.

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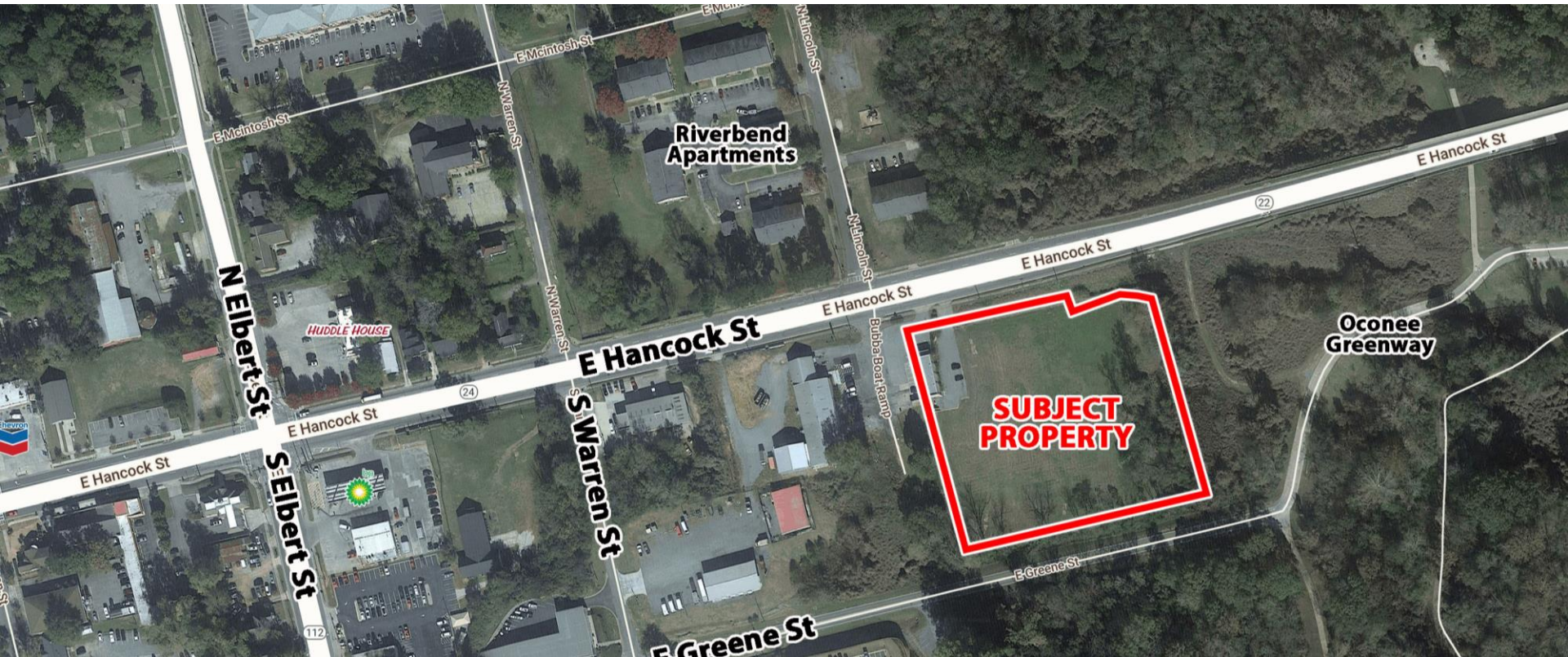
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