

FOR SALE – Retail/Office Strip Center
701 North Wayne Street
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map

Suite A
Reflexions Hair Salon



Suite B
Vacant



Suite C
Vacant Shop Space



SALE PRICE: \$200,000

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
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PROPERTY INFORMATION

BUILDING

Property Address: 701 North Wayne Street
Milledgeville, GA 31061

County: Baldwin

Year Built: 1994

Total Size: 3,065 SF – Divided into 3 spaces

Utilities: All available

Parking: Front parking

Traffic Count: North Wayne Street – 2,080

Loading Docks: 1 Drive-in dock door (Shop Area)

SITE

Site Size: 0.25 Acre corner lot

Parcel ID: M80 085

Zoning: Community Commercial

Frontage: 90'± ft on North Wayne Street
155'± ft on East Hall Street

SALE PRICE: \$200,000

Demographics 2023	3 Miles	5 Miles	10 Miles
Population	19,597	29,586	45,467
Avg HH Income	\$78,002	\$91,676	\$94,605
Median Age	31.2	34.5	38.1

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NOTES

This property offers an ideal location and space for service industries, contractors, hobbyists, or a mechanic shop. It also presents a great investment opportunity, with the option to rent out vacant spaces to tenants. Property is situated on a fenced lot.

Suite A is currently leased to Reflexions Hair Salon. Suite B is vacant and would be perfect for retail or office use. Suite C is also vacant and features a drive-in door, making it ideal for a mechanic, service business, or contractor.

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LOCATION

Conveniently located 0.7± miles from Highway 441 the main retail corridor in Milledgeville. Minutes away from Atrium Health Navicent Baldwin, Georgia College State University, and Georgia Military College. Other surrounding neighbors include Beckham's Used Cars, Kinetic Connection, Giles Properties, and Fowler Flemister Concrete.



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Suite B



Suite B



Suite C – Shop Space



Suite C – Shop Space

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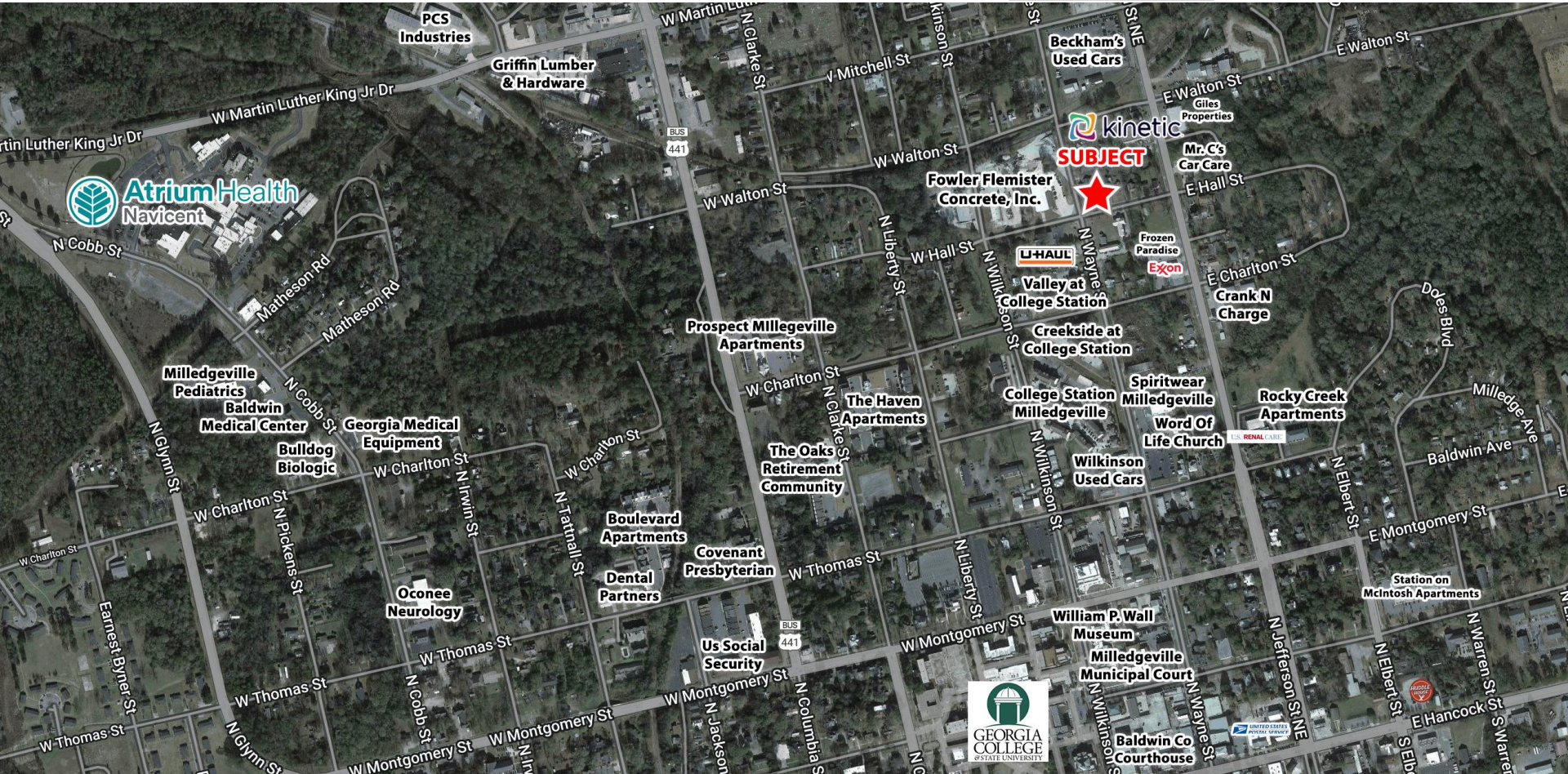
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