

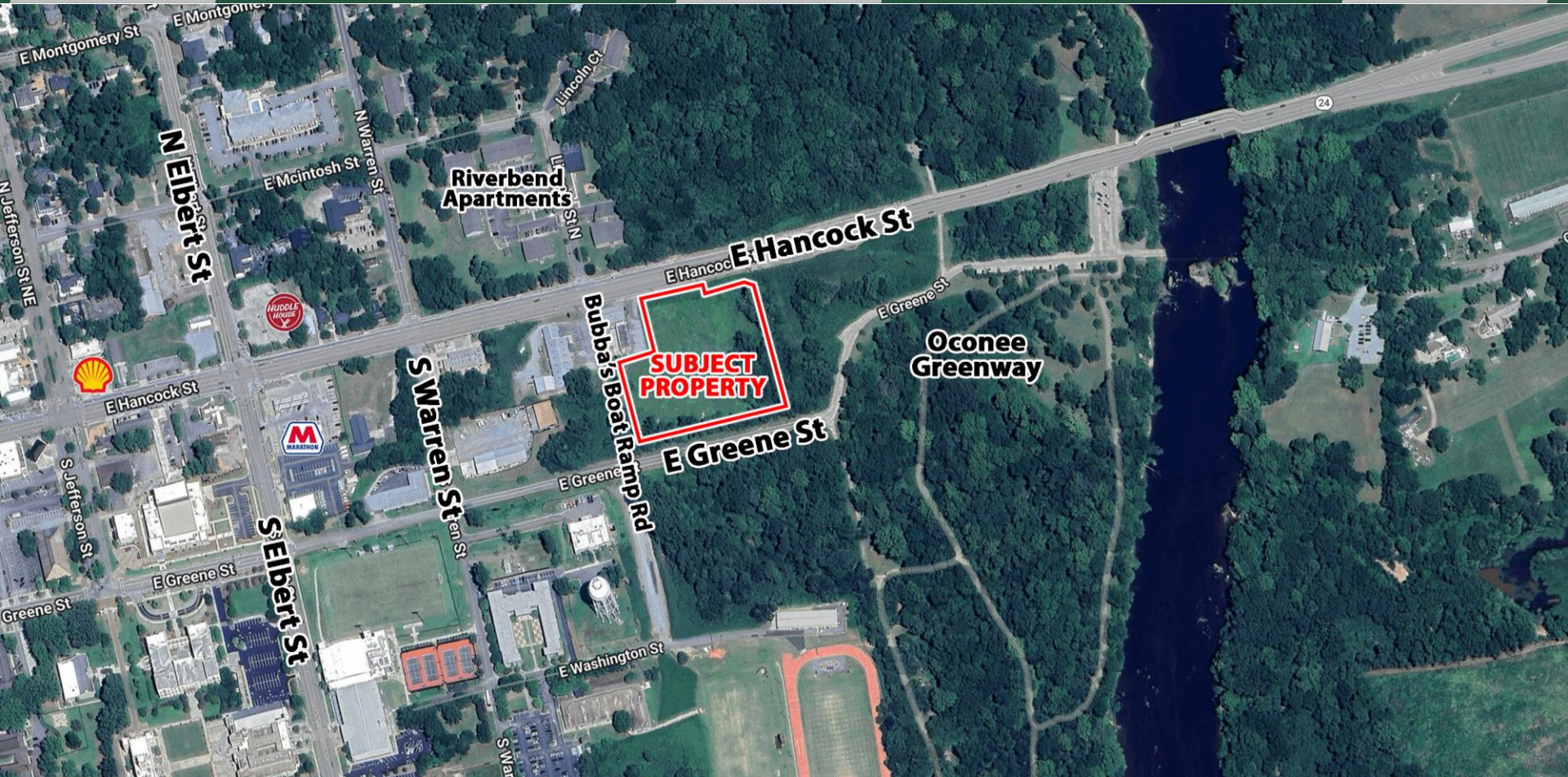
**FOR SALE – 3± Acres**  
501 East Hancock Street  
Milledgeville, GA 31061



Summary

Area Info

Site Map



**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
[patty@fickling.com](mailto:patty@fickling.com)

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
[trip@fickling.com](mailto:trip@fickling.com)



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

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PROPERTY INFORMATION

BUILDING

**Property Address:** 501 East Hancock Street  
Milledgeville, GA 31061

**County:** Baldwin

**Total Acres:** ±3.00 Acres

**Utilities:** All Available

**Frontage:** E Hancock - 300’  
E Green St – 390’  
Bubba’s Boat Ramp Rd – 180’

**Traffic Count:** 17,231 VPD

**Topography:** Level

SITE

**Site Size:** ±3.00 Acres

**Parcel ID:** M83 026

**Zoning:** Community Commercial

SALE PRICE: \$400,000

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	18,753	28,795	44,981
Avg HH Income	\$64,637	\$87,292	\$92,644
Median Age	30.8	34.2	38.0

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## Site Map

Property previously was mobile home park and for downtown parking. Has access off Hwy 22 (E Hancock Street) and Green Street.

This property is ideal for Multi-family and for a recreational park. It could also serve as an ideal location for a parking deck for the downtown area as well as a variety of other 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 ¼ mile from the Oconee River Greenway. Less than ¼ mile to Georgia Military College and ½ mile from Georgia College & State University and downtown. The Oconee River Greenway offers trail paths, boardwalks to walk, jog, bicycle, relax and enjoy the beauty of Oconee River. Visitors enjoy kayaking, fishing, and floating down the river. There is a dog park and trails are pet friendly.



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## SITE MAP



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