

FOR SALE – Downtown Retail Building

135 South Wayne Street
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map

SUBJECT



SALE PRICE: \$465,000

CONTACT

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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

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NOTES

This building offers an ideal location for a restaurant, brewery, bar, retail store , or office space. It features 2,450 SF of wide-open street-level storefront, a 1,000 SF unfurnished loft space with hardwood floors that could be developed into an apartment(s), 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, 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.

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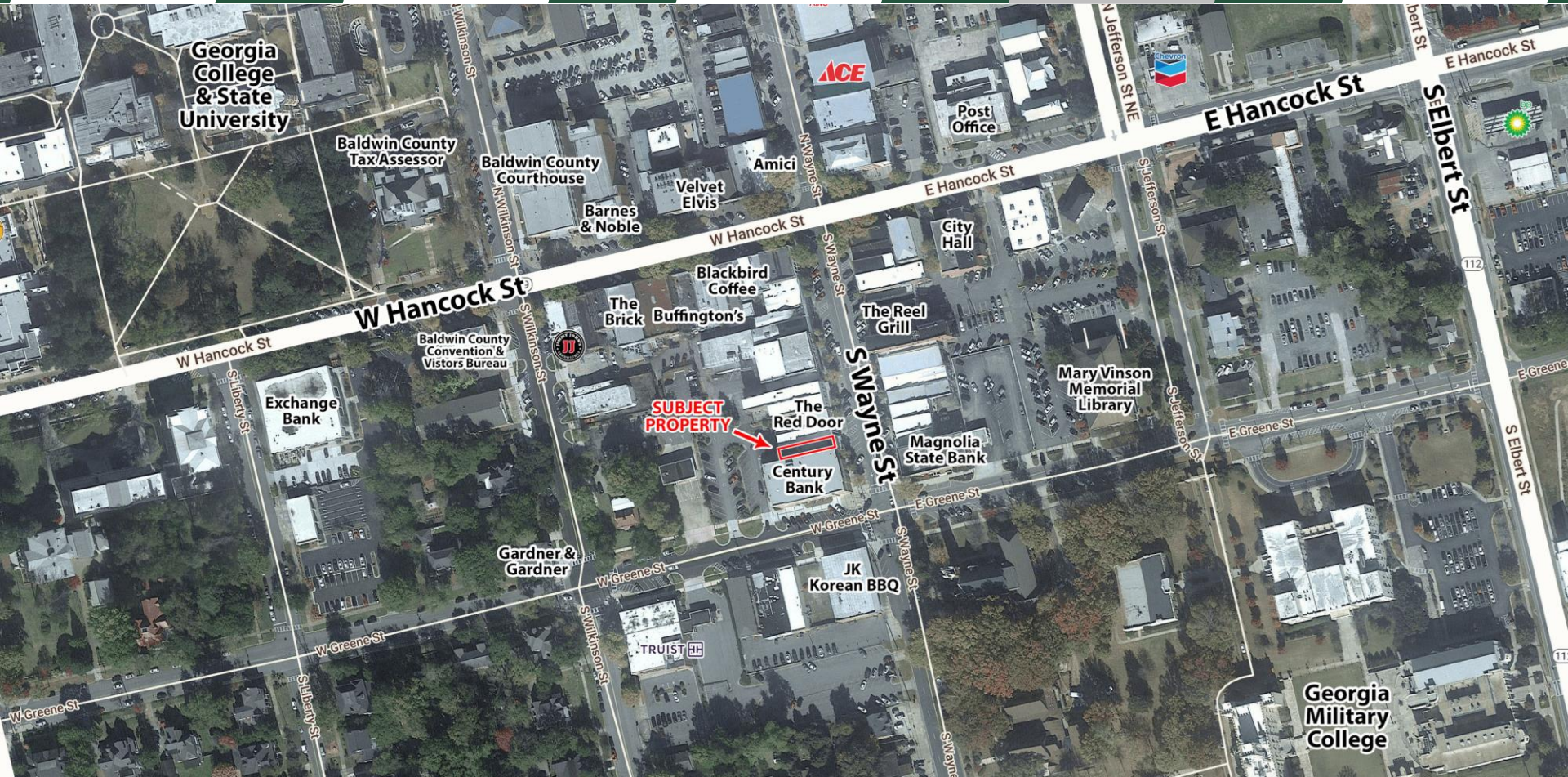
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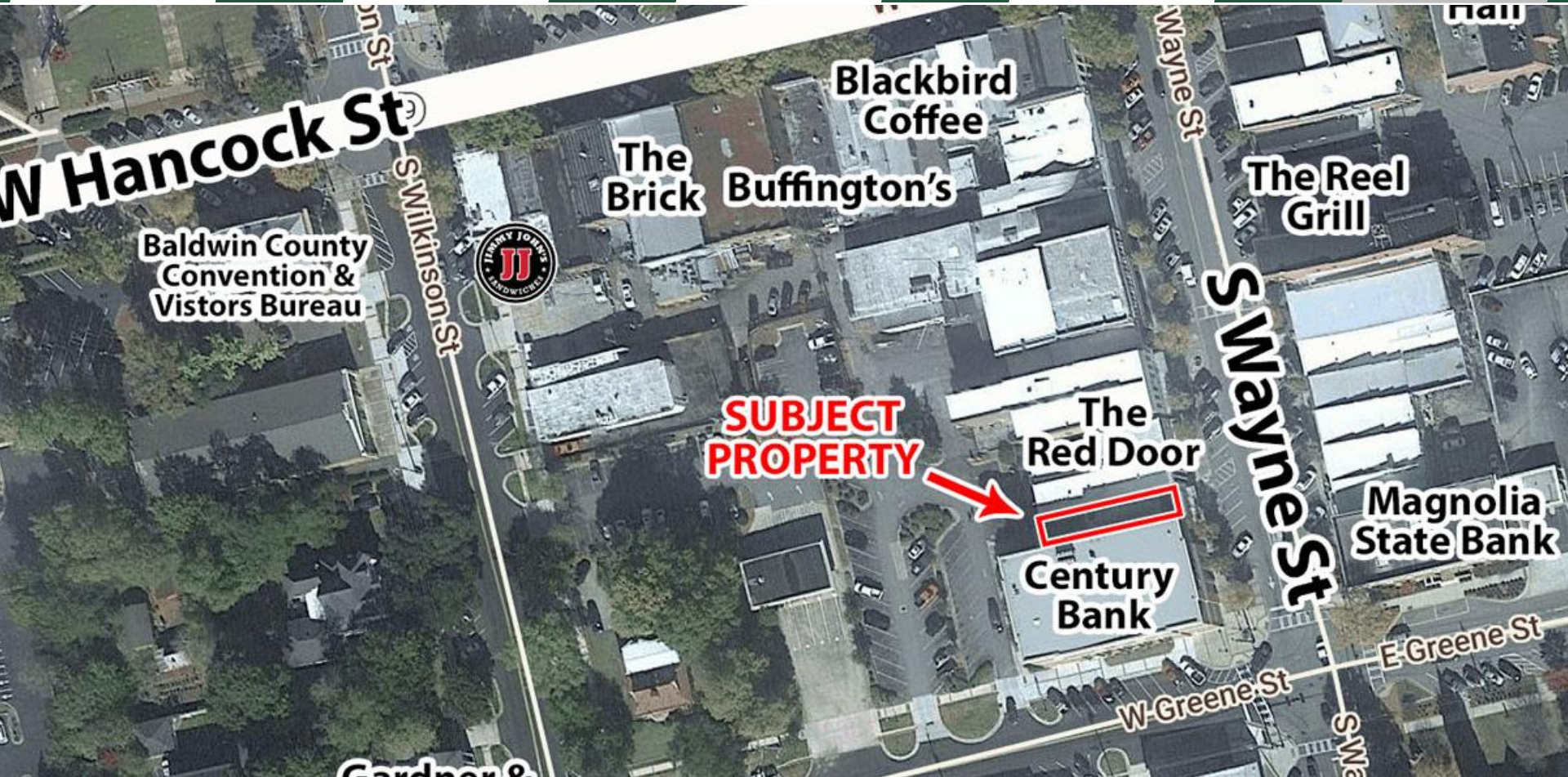
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