

**Commercial Lot Available - 3 Parcels Sold Together  
1000, 1100, & 1212 North Jefferson Street  
Milledgeville, GA 31061**



**FICKLING  
& COMPANY**

## Summary

## Area Info

## Aerial



## CONTACT

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## PROPERTY INFORMATION

### BUILDING

<b>Property Address:</b>	1000, 1100, & 1212 North Jefferson St Milledgeville, GA 31061
<b>County:</b>	Baldwin
<b>Topography:</b>	Flat
<b>Frontage:</b>	North Jefferson Street - 1,316'± MLK Jr Drive - 418'±
<b>Utilities:</b>	All Available
<b>Taxes:</b>	\$2,024.68 (2025 City & County)
<b>Traffic Count:</b>	North Jefferson Street - 10,800 VPD MLK Jr Drive - 10,100 VPD

### SITE

<b>Site Sizes:</b>	1100 North Jefferson Street: ±10 Acres		
	1000 North Jefferson Street: ±4 Acres		
	1212 North Jefferson Street: ±2 Acres		
<b>Parcel IDs:</b>	1100 & 1212 North Jefferson Street: M79 131 1000 North Jefferson Street: M79 125		
<b>Zoning:</b>	Community Commercial		
Demographics 2025	3 Miles	5 Miles	10 Miles
Population	18,553	29,995	46,526
Avg HH Income	\$83,660	\$90,805	\$94,046
Median Age	30.7	34.7	38.4

## REDUCED: \$998,000.00 ~~SALE PRICE: \$1,500,000.00~~

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## PROPERTY

This property is three parcels sold together. 1000 North Jefferson Street is a ±4 Acre corner lot, 1100 North Jefferson Street is a ±10 Acre lot adjacent, and 1212 North Jefferson Street is a ±2 Acre lot. Lots are situated in a high traffic area with great visibility. Properties have flat topography, with all utilities available to site. Ideal location for retail, restaurant or office.

## LOCATION

Convenient to Georgia College & State University, Georgia Military College, downtown Milledgeville, the Milledgeville Mall, and many restaurants, banks and retail.

## NOTES

There is a small store on 1212 North Jefferson Street that has a lease until October 2026.

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