

**FOR LEASE – Appliance Service Suite**  
**701 North Wayne Street**  
**Milledgeville, GA 31061**



Summary

Area Info

Photos

Aerial

Site Map

**Suite A**  
**Reflexions Hair Salon**



**Suite B**  
**Leased**



**Suite C**  
**Vacant Shop Space**



**LEASE PRICE: \$12.00/SF**

**CONTACT**

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577 Mulberry St, Suite 1100  
Macon, GA 31201  
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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

**Available:** **Suite C – 1,800 SF**

**Utilities:** All available

**Parking:** Front parking

**Traffic Count:** North Wayne Street - 2,080 VPD

**Loading Docks:** Suite C - 1 Drive-in dock door

**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

**LEASE PRICE: \$12.00/SF**

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	19,663	30,115	45,999
Avg HH Income	\$76,693	\$90,571	\$93,811
Median Age	31.5	34.6	38.2

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## PROPERTY INFORMATION

### NOTES

Suite C offers an ideal location and space for service industries, contractors, hobbyists, or a mechanic shop. This suite features a drive-in door. Property is situated on a fenced lot.

### 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 C – Shop Space**



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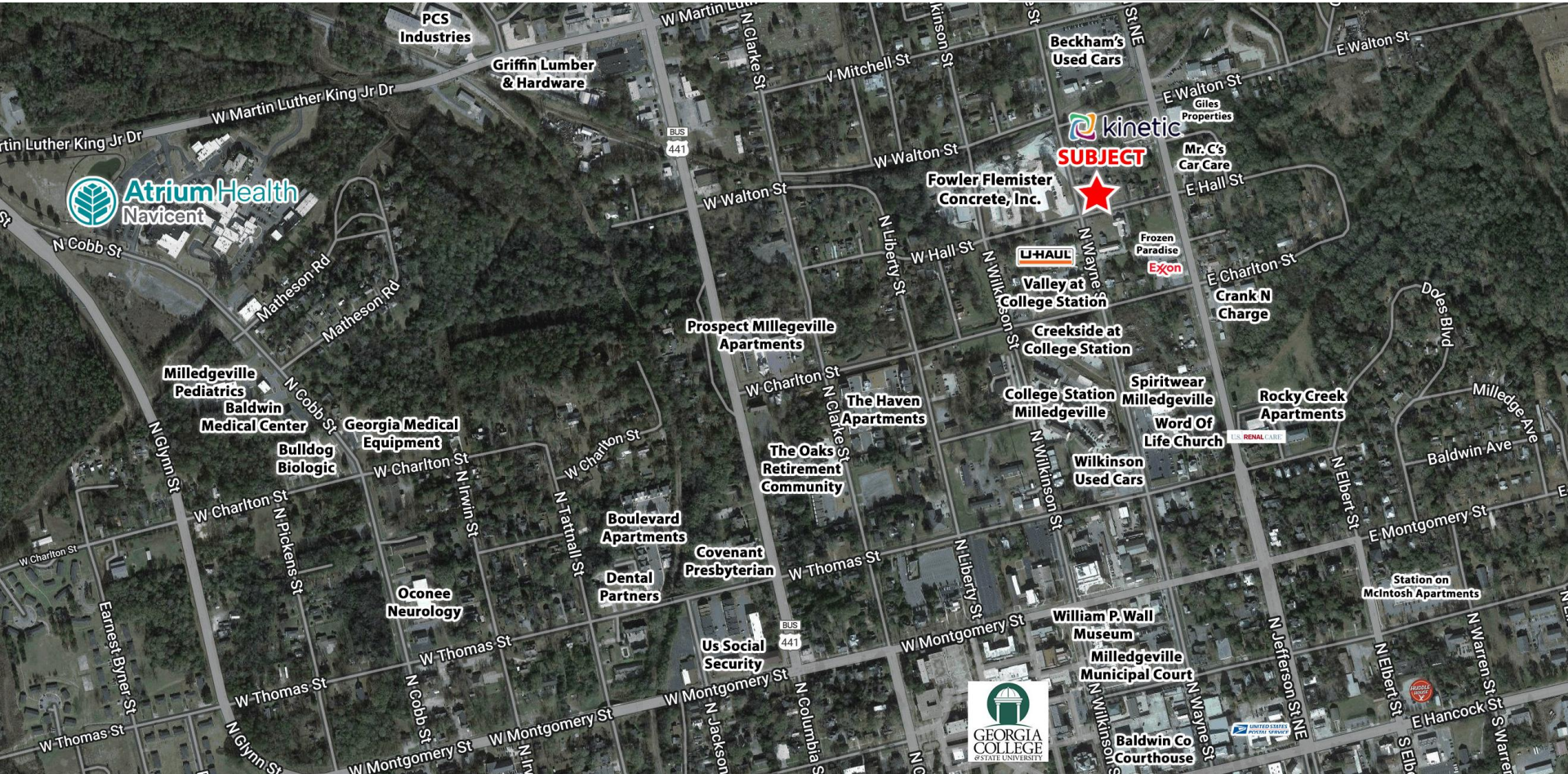
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