

CAMOEN ST. 50' R/W

Future

Development

416.01

M. L. K. DRIVE 100' R/W

R/W

100,

ST.

WAYNE

NORTH

BRYAN ST.

10' PLANTED

BUFFER (TYP.)

Commercial Division

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Commercial Lots Available 1000 N Jefferson St * Milledgeville, GA

70' R/W

GRIMES AVENUE

DRIVEWAY ENTRANCE

POINT OF BEGINNING

JEFFERSON

10

-5.1

Lot Size: 4 acres
Topo: Flat
Frontage: 418'
Depth: 418'
Property Taxes: \$815.00

Zoned: Community Commercial **Utilities:** All utilities available

Traffic: 15,820 vpd on N Jefferson

12,720 vpd on MLK

Notes: This 4 acre tract is in a high traffic

area with great visibility. Owner will divide. Ideal location for retail, res-

taurant or office.

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

Sale Price: Entire Tract - \$150,000/ac Divided - \$299,000/ac

2015 DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
Population	21,019	32,031	48,249
Median Age	27.3	31.7	35.4
Average HH Income	\$41,845	\$45,147	\$48,188

Contact Trîp Wilhoit, CCIM, ALC or Patty Burns, CCIM, ALC 478-746-9421 trip@fickling.com or patty@fickling.com See detailed property information at www.Fickling.com