

OFFICE FOR SALE
501 E Hancock Street
Milledgeville, GA 31061

 **FICKLING
& COMPANY**
A Full Service Real Estate Company
commercial.fickling.com



- Lot Size:** 3.59 acres
- Building Size:** 2,170 SF
- Utilities:** All Available
- Zoning:** Community Commercial
- Frontage:** 385'
- Parking:** Ample, both levels have parking
- Taxes:** \$4,430 (Est.)
- Built:** 1999
- Traffic Count:** 15,000 VPD
- Location:** Located on East Hancock Street, less than 1/4 mile from the Oconee River. Neighbors include Georgia College & State University, Georgia Military College, Riverbend Apartments, Oconee River Greenway, Stribling Law Office, Post Office, Baldwin County Courthouse, and government offices.
- Notes:** This property has a large cleared area adjacent to the office building. Ideal for office, events facility, retail, and RV Park. Has 2 drive curb cuts.
- Description:** Building was formerly business office & payment center for Washington EMC. Office is mainly open with lobby, counter area, restroom, and supply area. Total electric. Lower level has 2 offices, 2 restrooms, and a large storage area.

Sale Price: \$495,000

**FOR MORE
INFORMATION
CONTACT**

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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015
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AERIAL & DEMOGRAPHICS



2021 Demos	1 Mile	3 Mile	5 Mile
Population	4,719	20,221	30,164
Avg. HHI	\$23,869	\$45,211	\$53,539
Median Age	23.7	30.8	33.3

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