MOVE IN SPECIAL! FLEX SPACE AVAILABLE
3001 Heritage Road
Milledgeville, GA 31061

FICKLING & COMPANY



LEASE PRICE: Call Agent for Details on Move In Special!

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address:	3001 Heritage Road Milledgeville, GA 31061
Year Built:	2025
Total Size:	14,000 SF
Available:	Five (5) Suites - 2,200± SF each One (1) Suite - 3,000± SF Can be combined
Utilities:	All Available
Parking:	Front and rear
Traffic Count:	38,500 VPD on North Columbia St
Frontage:	456± ft on Heritage Road

SITE

Site Size:	1.2± Acres
Parcel ID:	M71 010
County:	Baldwin
Zoning:	C-2

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Demographics 2026	3 Miles	5 Miles	10 Miles
Population	13,595	27,682	49,419
Avg HH Income	$110,747	$96,268	$94,494
Median Age	34.1	34.9	39.2

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AREA INFORMATION

NOTES

Owner delivering a cold dark shell, TI to be negotiated based on lease term. 14,000 SF building has five (5) suites that are 2,200± SF and one (1) suite that is 3,000± SF. Each suite will have reception space, two (2) offices, one (1) restroom, office storage area, and open area in the rear with a 12' x 12' drive-in door. All utilities available to site, and building will have 18' ceilings.

LOCATION

Convenient location just off of Highway 441. Surrounding neighbors include Mavis Tire, Walmart, Holiday Inn Express, IHOP, Milledgeville Mall, Longhorn Steakhouse, Chili's, Robins Financial Credit Union, Smyrna Truck and Cargo, Childre Nissan, and many more restaurants, businesses, and retailers.



FRONT ELEVATION SCALE 1/8" = 1'-0"

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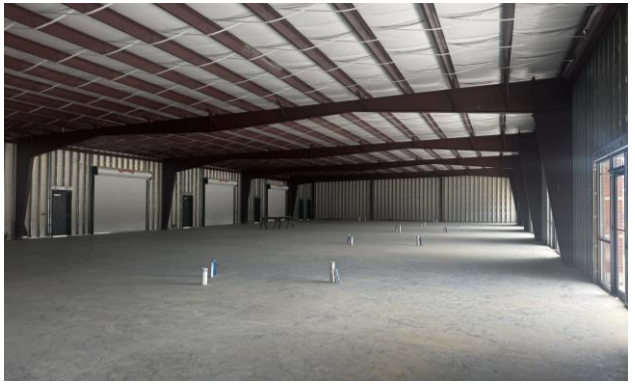
Front



Rear w/rollup door



Interior



Interior

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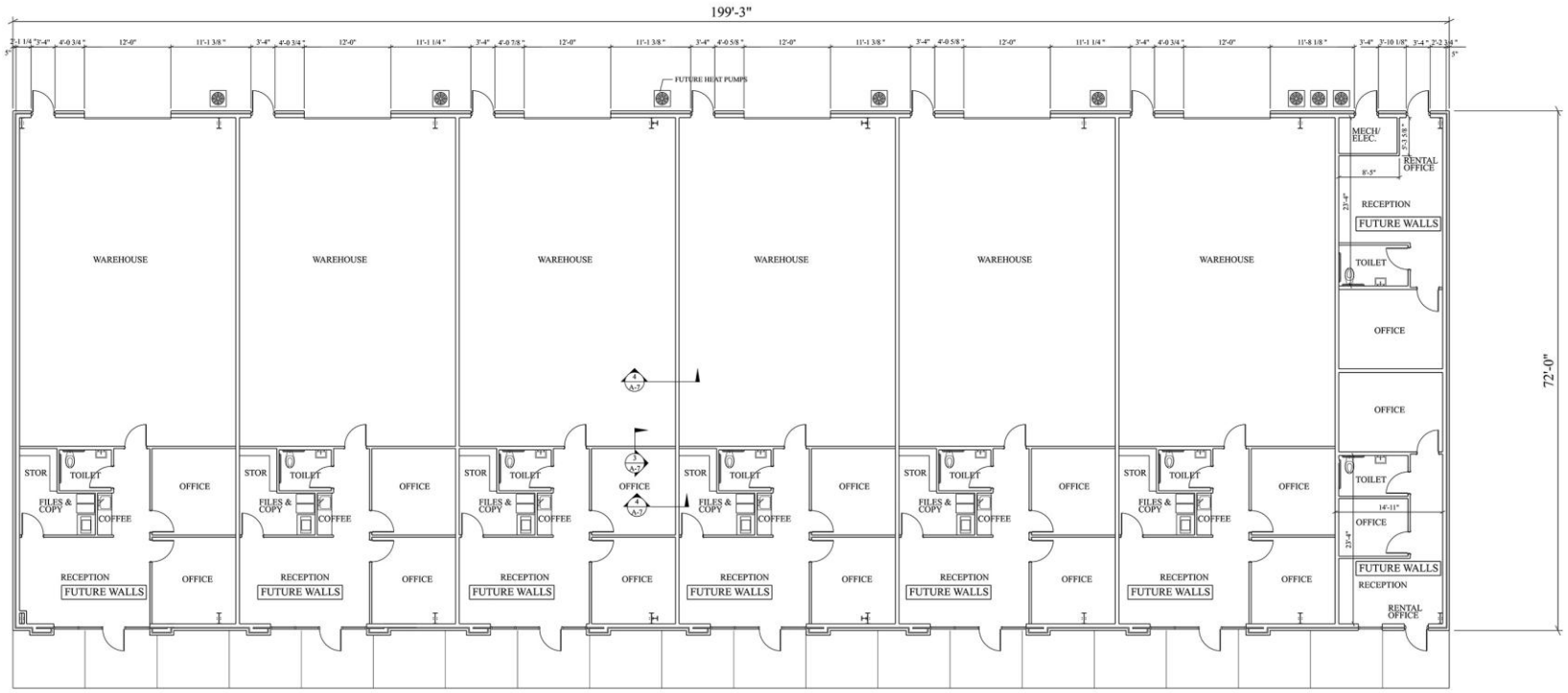
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FLOOR PLAN SCALE 1/8" = 1'-0"

*All measurements and all calculations of area are approximate and not guaranteed

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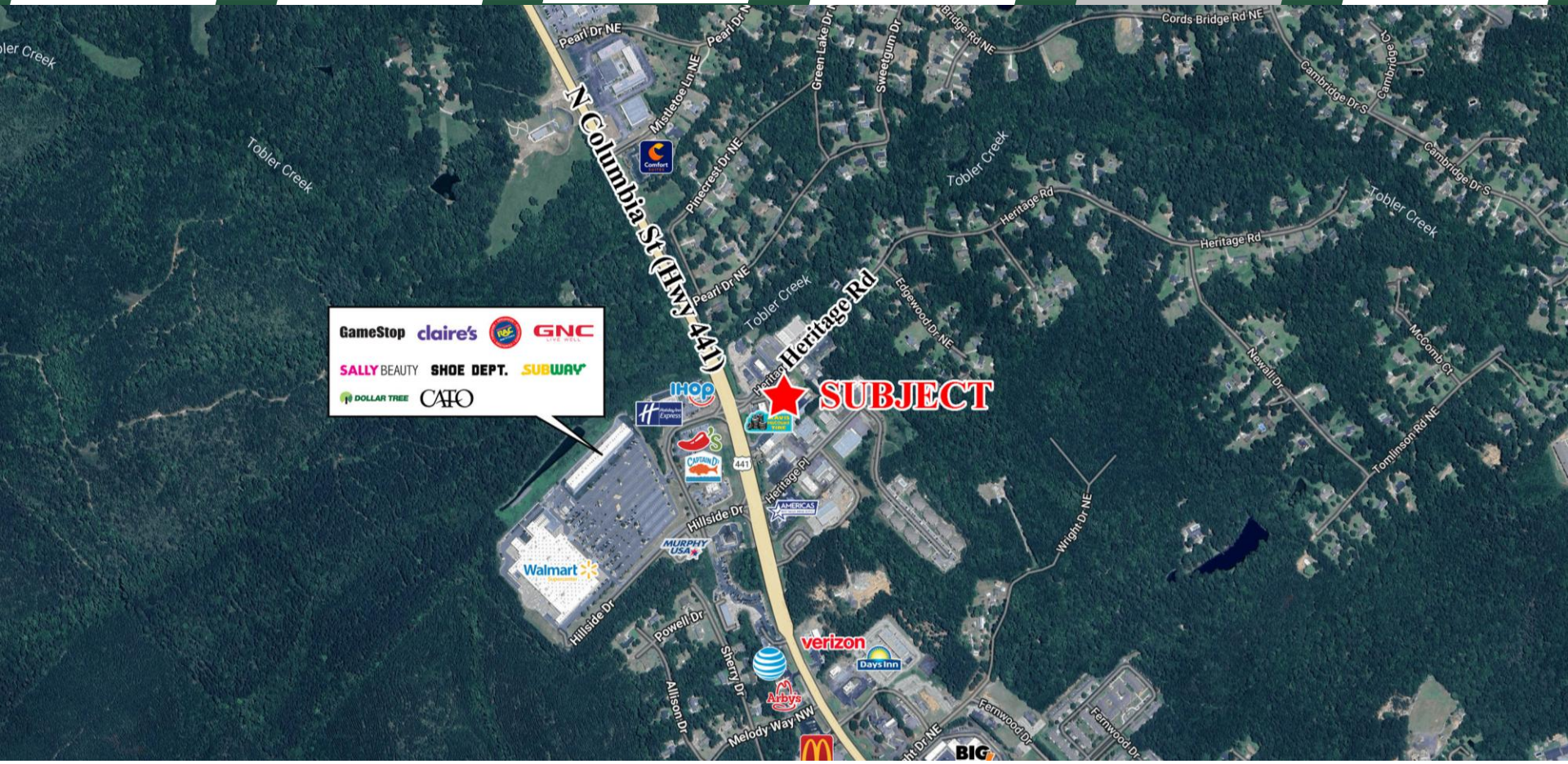
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Summary | Area Info | Photos | Floor Plan | Aerial | Site Map



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