

2.64 AC Corner Lot Available  
3001 Heritage Road  
Milledgeville, GA 31061

 **FICKLING  
& COMPANY**  
A Full Service Real Estate Company  
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- Lot Size:** 2.64 AC corner lot  
**Frontage:** 234' on North Columbia Street  
457' on Heritage Road  
**Zoning:** Community Commercial  
**Utilities:** All Available  
**Topography:** Level  
**Taxes:** \$11,672.95 (2020 est.)  
**Traffic Count:** 36,600 VPD on North Columbia Street  
**Ground Lease:** Front 1 AC parcel available for ground lease.  
**Notes:** Corner lot has great visibility at signalized intersection with high traffic. Detention on site. Former hotel was torn down, parking lot remains. Nearby businesses include Walmart, Holiday Inn Express, IHOP, the Milledgeville Mall, Longhorn Steakhouse, Chili's, Robins Financial Credit Union, BB&T, Applebee's, and other retail and restaurants.

**Sale Price: \$400,000**  
**Ground Lease Price: \$60,000/yr**

**FOR MORE  
INFORMATION  
CONTACT**

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2021 Demographics	3 Mile	5 Mile	10 Mile
Population	12,885	27,709	48,694
Median Age	35.3	34.2	37.7
Average HHI	\$61,180	\$56,792	\$63,907

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