

# New Retail Space For Lease

2401 Holly Drive @ Roberson Mill Road  
Milledgeville, GA 31061



- Lot Size:** 0.52 AC  
**Building Size:** 2,400 SF - 2 Suites Available:
- Suite B - ±1,200 SF
  - Suite C - ±1,200 SF
- Frontage:** 140' on Roberson Mill Road  
**Depth:** 160' on Holly Drive  
**Zoned:** Community Commercial  
**Utilities:** All available  
**Taxes:** \$1,011.68 (2020 est.)  
**Year Built:** 2021  
**Traffic:** 20,300 VPD - Roberson Mill Road  
**Tenants:** H&R Block

- Notes:**
- Brand new construction, delivered as vanilla shell.
  - Suites can be combined for maximum contiguous ±2,400 SF.
  - Ideal location for office, retail, insurance, or loan office.
  - Convenient location, close to the Milledgeville Mall, Economy Tire, CarMax, Childre Nissan, Applebee's, Walgreens, and many other retail businesses and restaurants.

**Lease Price:**  
**\$18.00/PSF NNN**

**FOR MORE  
INFORMATION  
CONTACT**

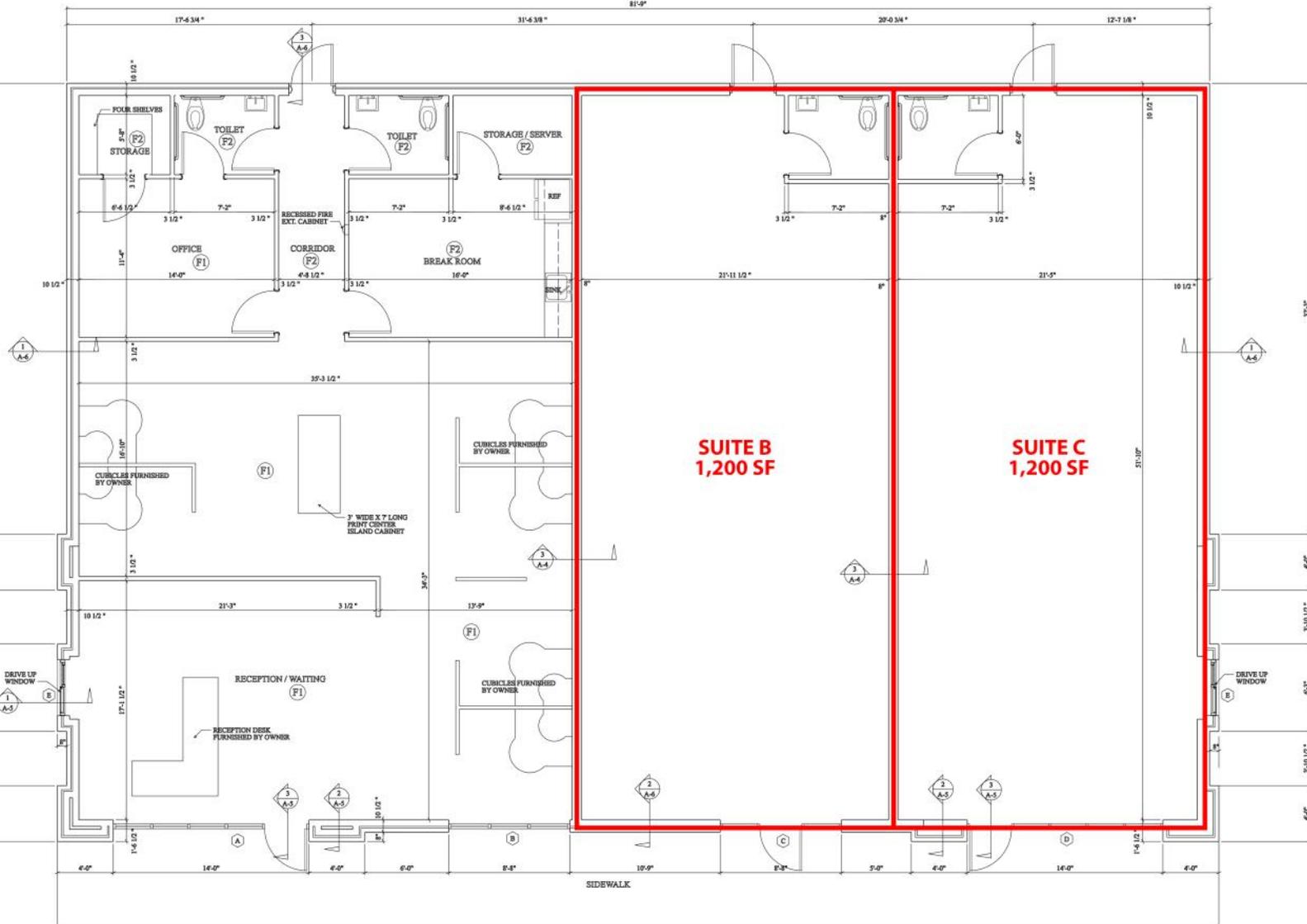
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2022 Demos	3 Mile	5 Mile	10 Mile
<b>Population</b>	16,096	28,556	48,233
<b>Avg. HHI</b>	\$62,318	\$72,614	\$75,646
<b>Median Age</b>	30.1	33.7	37.5

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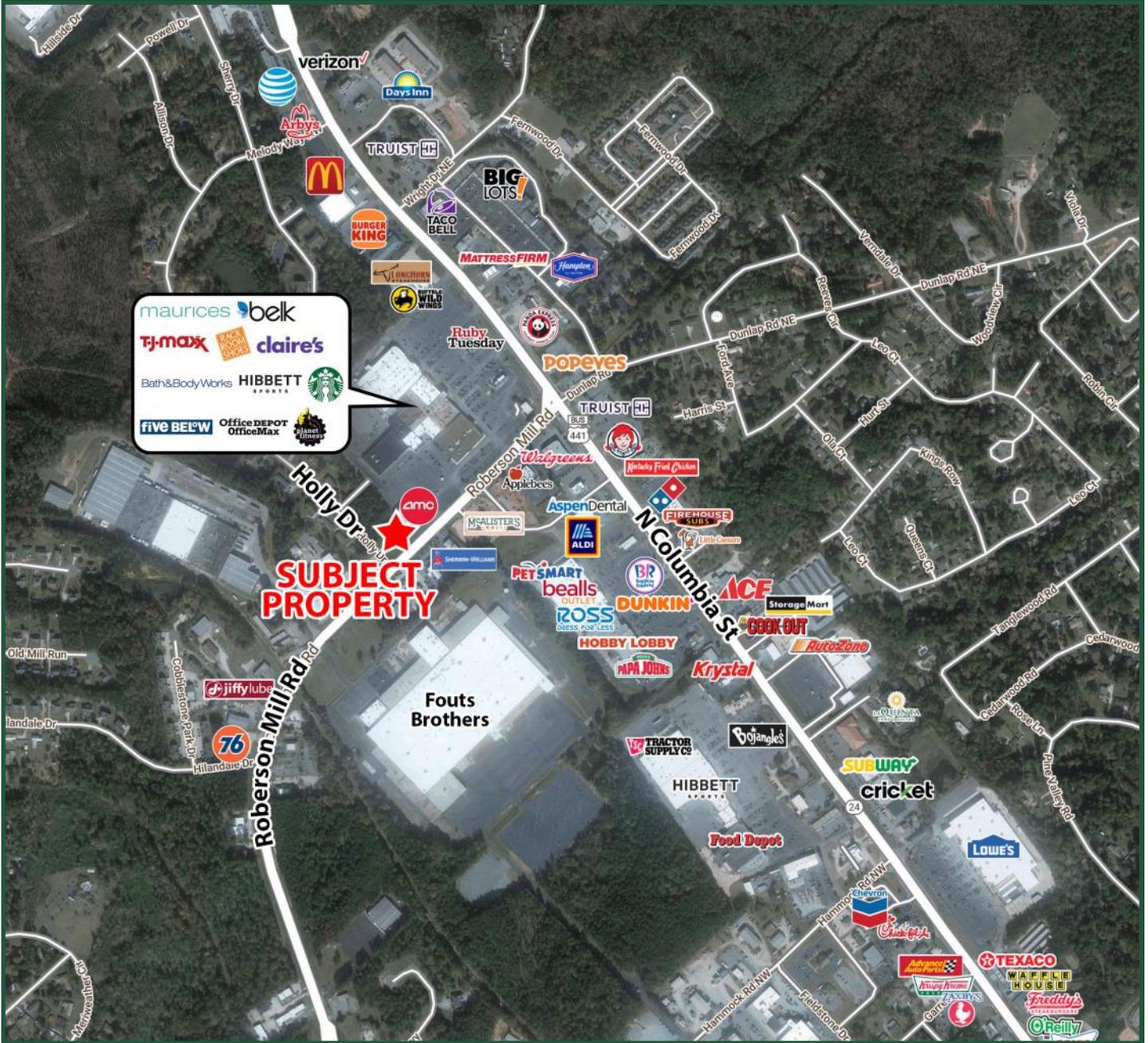
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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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