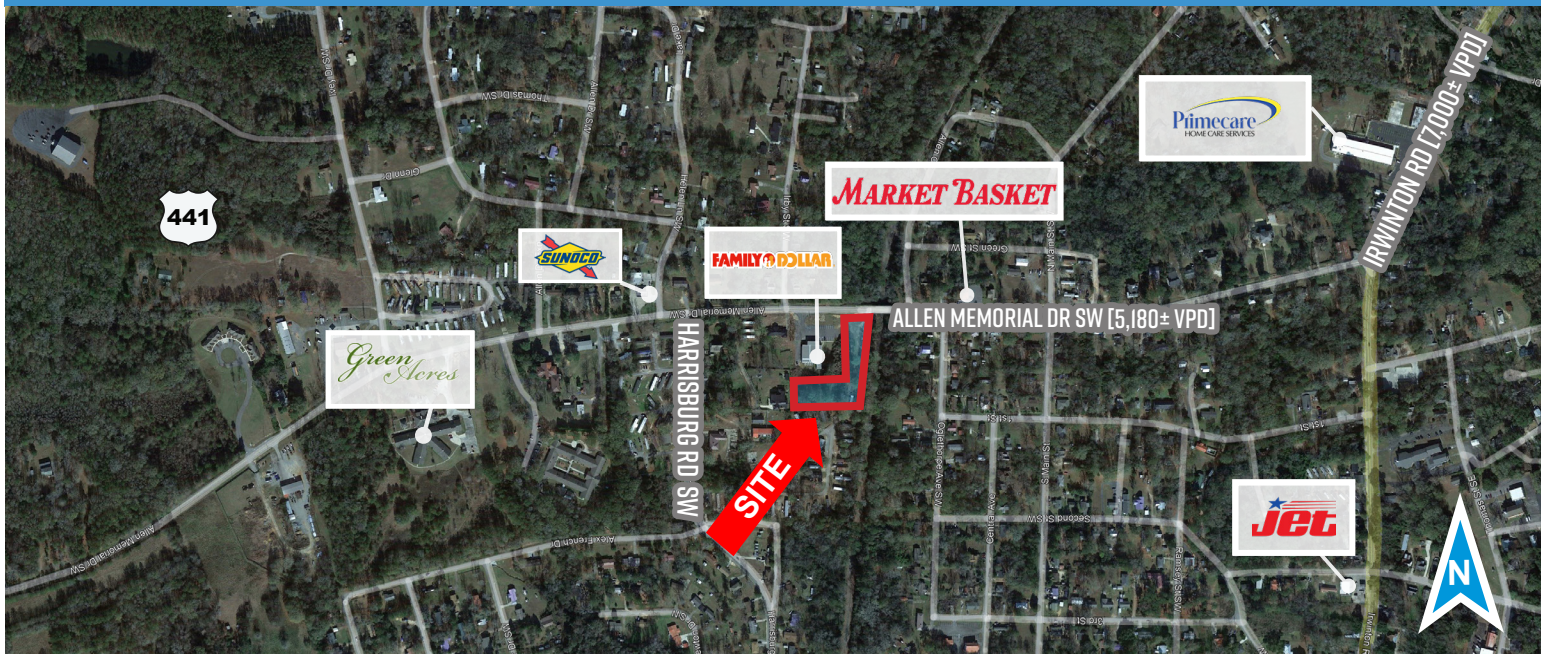


1.43± AC LAND

# COMMERCIAL LAND NEXT TO NATIONAL RETAILER

355 Allen Memorial Drive, Milledgeville, GA



## PROPERTY FEATURES

- Next to brand new Family Dollar store
- On main feeder into Milledgeville
- 1.2 Miles from Baldwin High School
- Public Utilities available
- Sale and ground lease opportunities available
- Parcel #: M14 060A
- Zoning: C-1 – City Of Milledgeville
- **Land Area: 1.43 Acres**
- **Available for sale, groundlease or BTS**

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	7 MILES
<b>POPULATION</b>	3,173	18,227	27,252	34,922
<b>NO. OF HOUSEHOLDS</b>	1,254	6,003	9,646	12,947
<b>AVG. HH INCOME</b>	\$45,826	\$44,010	\$60,749	\$69,264
<b>EMPLOYEE POPULATION</b>	445	8,076	14,407	15,632

## JOIN AREA RETAILERS



For more information, contact:

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804 291 8557  
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**LEIGH LINGO | ASSOCIATE**  
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1.43± AC LAND

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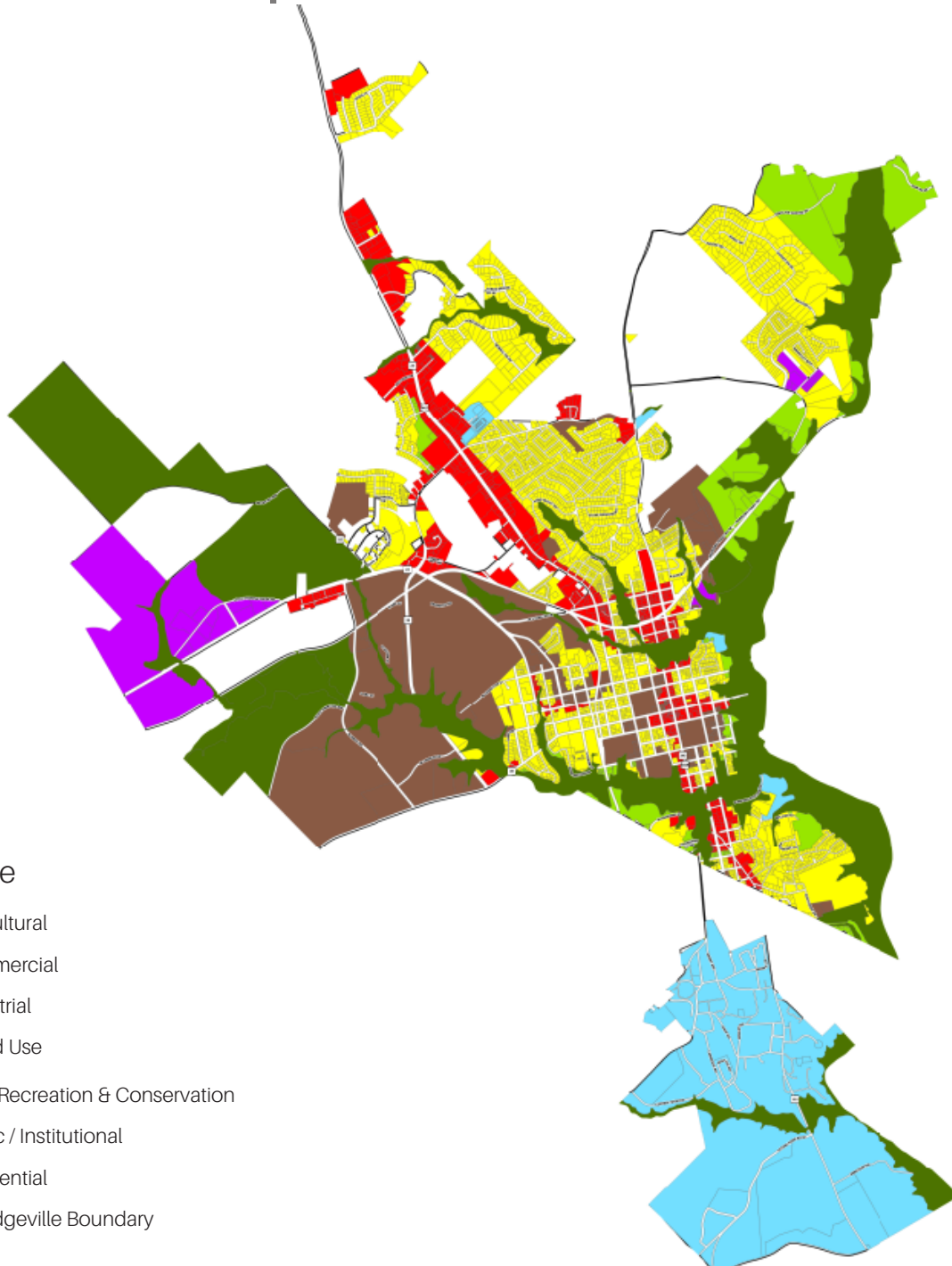
1.43± AC LAND

# COMMERCIAL LAND NEXT TO NATIONAL RETAILER

355 Allen Memorial Drive, Milledgeville, GA



## CITY OF MILLEDGEVILLE | FUTURE LAND USE



### Land Use

-  Agricultural
-  Commercial
-  Industrial
-  Mixed Use
-  Park, Recreation & Conservation
-  Public / Institutional
-  Residential
-  Milledgeville Boundary

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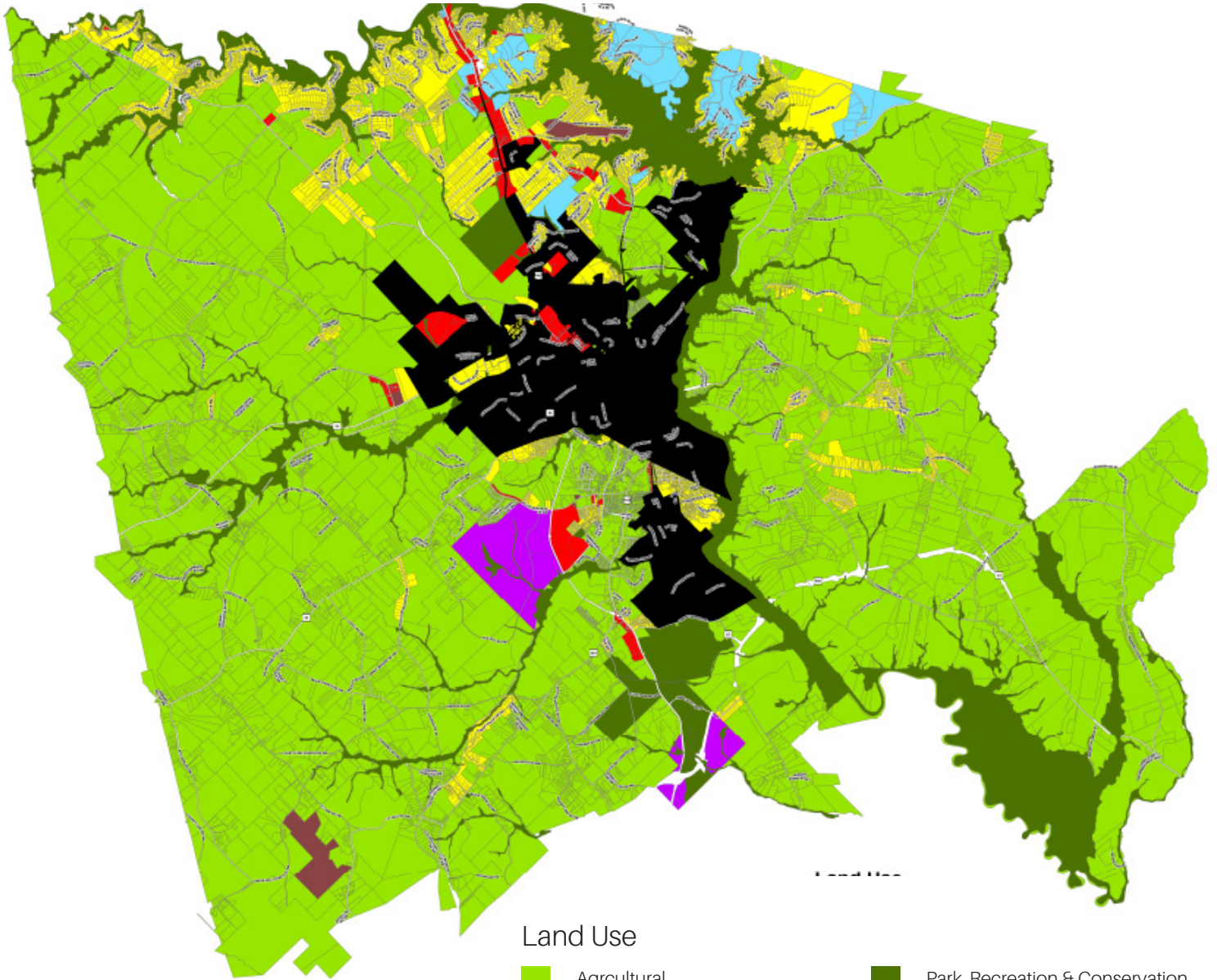
1.43± AC LAND

# COMMERCIAL LAND NEXT TO NATIONAL RETAILER

355 Allen Memorial Drive, Milledgeville, GA



## BALDWIN COUNTY | FUTURE LAND USE



### Land Use

- |   |              |   |                                 |
|---|--------------|---|---------------------------------|
|  | Agricultural |  | Park, Recreation & Conservation |
|  | Commercial   |  | Public / Institutional          |
|  | Industrial   |  | Residential                     |
|  | Mixed Use    |  | Milledgeville Boundary          |



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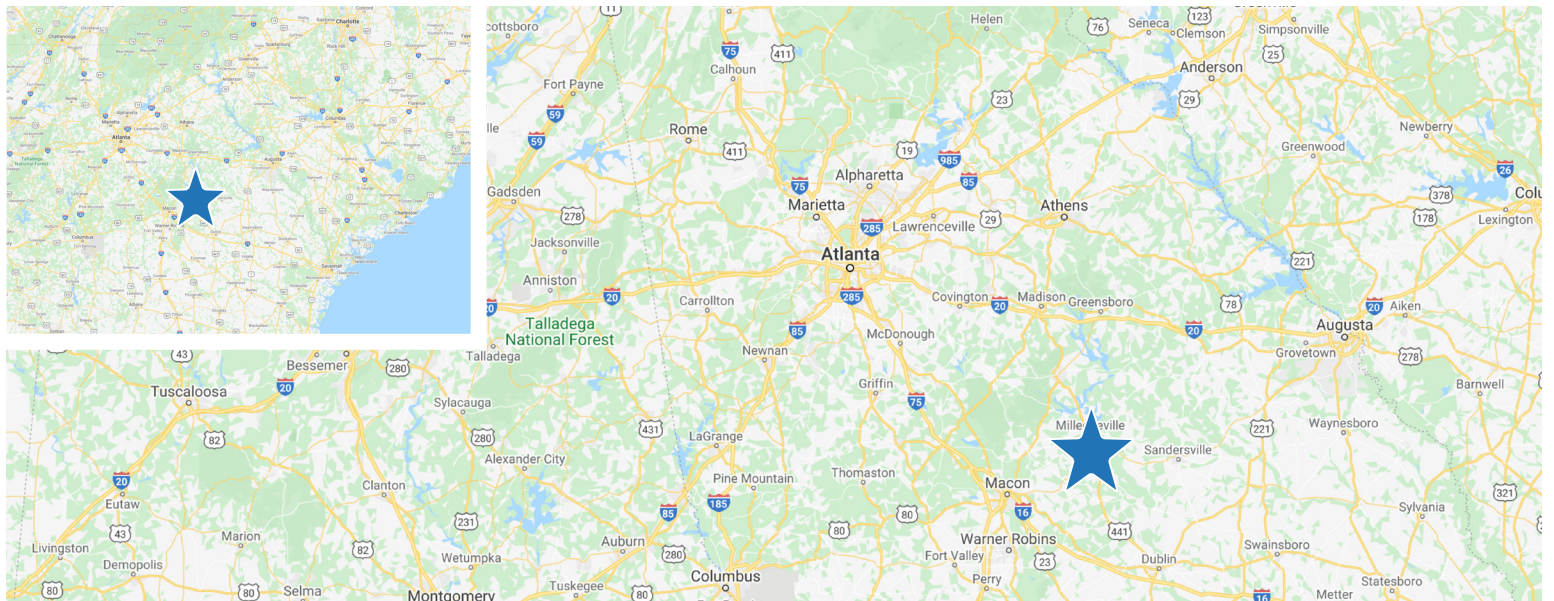
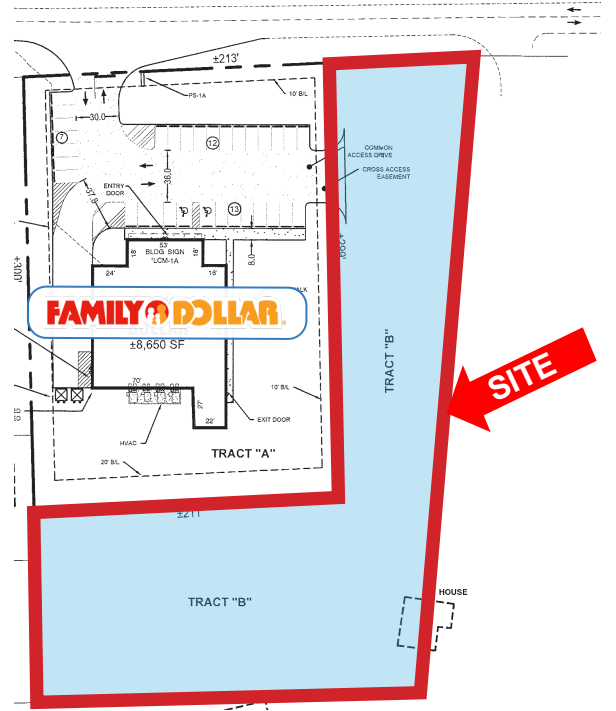
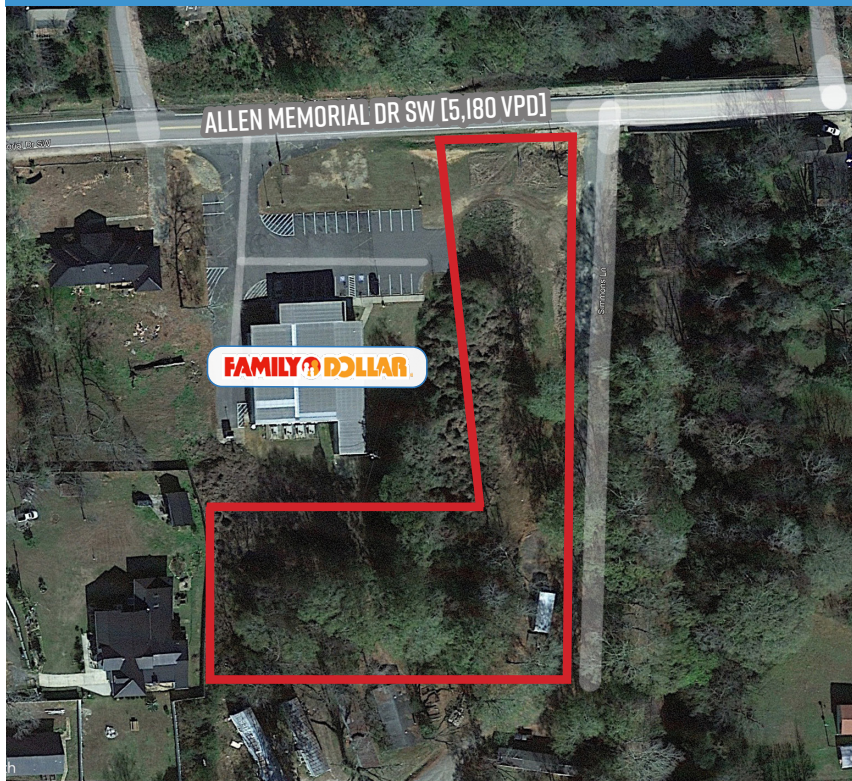
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