

# COMMERCIAL LAND FOR SALE

910 S. WAYNE STREET  
MILLEDGEVILLE, GA 31061  
BALDWIN COUNTY

±0.95 ACRE

ASKING PRICE:  
\$60,000



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4124 ARKWRIGHT ROAD, SUITE 1, MACON, GA 31210

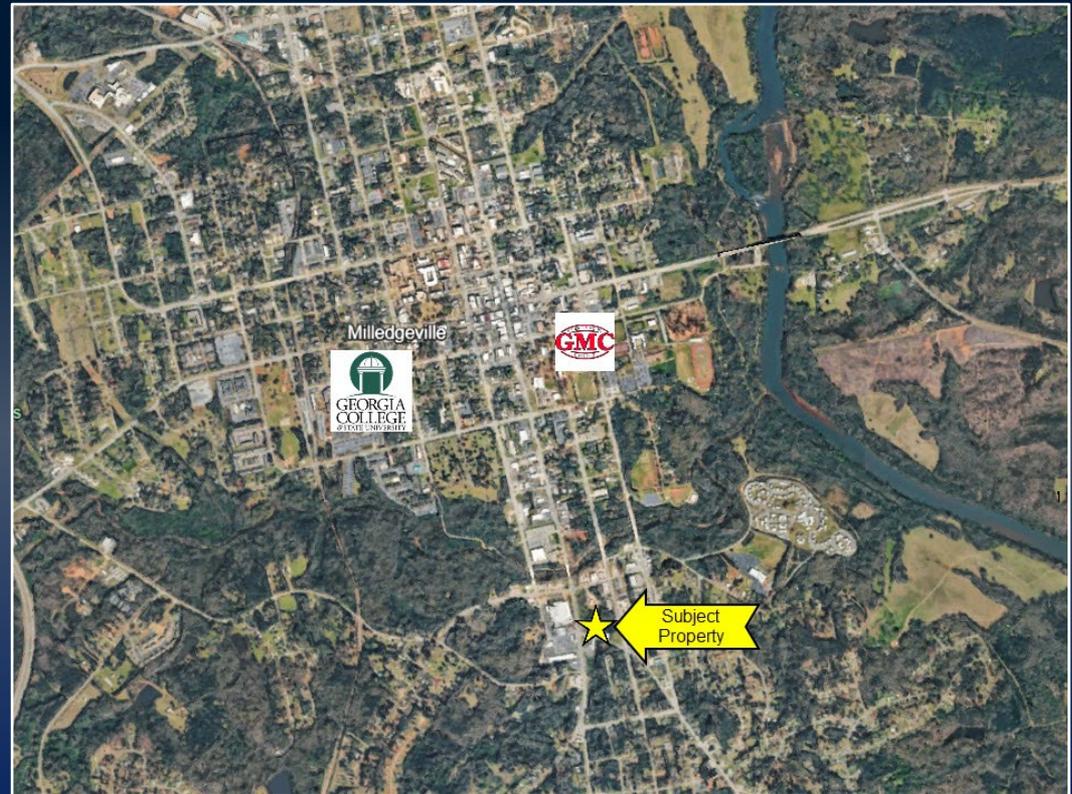
O: 478.750.7507

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## PROPERTY INFORMATION

- ±0.95 acre
- Zoned Community Commercial (CC) which supports a wide range of business types
- Offers a flexible site layout, parking, and even future expansion
- Corner lot at the intersection of South Wayne Street and Vinson Hwy, providing excellent visibility and accessibility
- Located in a growing commercial corridor in Milledgeville, providing long-term business demand
- Milledgeville's local economy includes educational institutions, healthcare, and retail demand – creating a stable base for commercial tenants



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## DEMOGRAPHICS & TRAFFIC COUNTS

- Traffic Counts (GDOT Estimates 2024):
  - S. Wayne Street – 9,000 VPD
  - Vinson Hwy – 3,090 VPD

### 910 S. Wayne Street - Milledgeville, GA

POPULATION	1 MILE	3 MILE	5 MILE
2025 POPULATION	4,186	18,819	28,157
2030 ESTIMATED POPULATION	4,186	18,670	27,920
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 HOUSEHOLDS	1,279	6,868	10,406
2030 HOUSEHOLD ESTIMATES	1,280	6,863	10,412
HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2025 HH INCOME	\$41,673	\$52,226	\$72,858
2030 HH INCOME ESTIMATE	\$45,460	\$56,962	\$79,497

AVERAGE INCOME    POPULATION    HOUSEHOLDS    UNEMPLOYMENT    LABOR FORCE



**\$52,226**



**18,819**



**6,868**



**11.3%**



**3,662**

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