

FOR SALE - Downtown Commercial Building
Adaptive Reuse / Retail / Restaurant / Office Opportunity
135 South Wayne Street, Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map

SUBJECT



SALE PRICE: \$465,000

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 135 South Wayne Street
Milledgeville, GA 31061

County: Baldwin

Year Built: 1900

Total Size: Street Level Storefront: 2,450 SF
Unfinished Potential Loft: 1,000 SF
TOTAL: 3,450 SF

Utilities: All Available

Parking: Street Parking

Traffic Count: South Wayne Street - 15,658 VPD

SITE

Site Size: 0.06 AC

Parcel ID: M60 115

Zoning: PDE

Taxes (City & County): \$2,558 (2025 est.)

Frontage: 23±' ft on South Wayne Street

SALE PRICE: \$465,000

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	19,286	29,171	45,469
Avg HH Income	\$63,488	\$89,922	\$93,490
Median Age	31.7	34.1	38.1

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NOTES

- Historic downtown retail building located in the heart of Downtown Milledgeville, Georgia, offering an excellent opportunity for a restaurant, bakery, brewery, bar, retail concept, office user, or mixed-use redevelopment project within one of the city's most active commercial corridors.
- The property consists of approximately 3,450 square feet including 2,450 SF of street-level storefront space and an additional 1,000 SF unfinished potential loft area with hardwood floors that could be converted into apartment space, office use, or additional customer seating. A full-length basement provides valuable storage and operational flexibility.
- Recent upgrades include LED lighting, refinished flooring, new paint, roof repairs, a new grease trap, a new freezer, and a new POS system with software, creating a strong turnkey opportunity for food and beverage operators or retail users.
- The building offers redevelopment and expansion potential with the ability to add additional windows, outdoor access at the ground level, and potential elevator access to the loft space, providing flexibility for a variety of future layouts and uses.

LOCATION

Strategically positioned on South Wayne Street with approximately 15,658 vehicles per day, the property benefits from strong visibility and walkability surrounded by numerous restaurants, retailers, financial institutions, government offices, and downtown attractions.

Nearby businesses and landmarks include Georgia College & State University, Georgia Military College, Baldwin County Courthouse, City Hall, The Brick, Amici, Blackbird Coffee, The Vault, Magnolia State Bank, Century Bank, and numerous additional downtown retailers, restaurants, and professional offices that drive consistent pedestrian and vehicular traffic throughout the area.

IDEAL USES

- Restaurant or café
- Brewery or wine bar
- Boutique retail
- Creative office
- Event venue
- Salon/spa
- Fitness or wellness concept
- Mixed-use redevelopment

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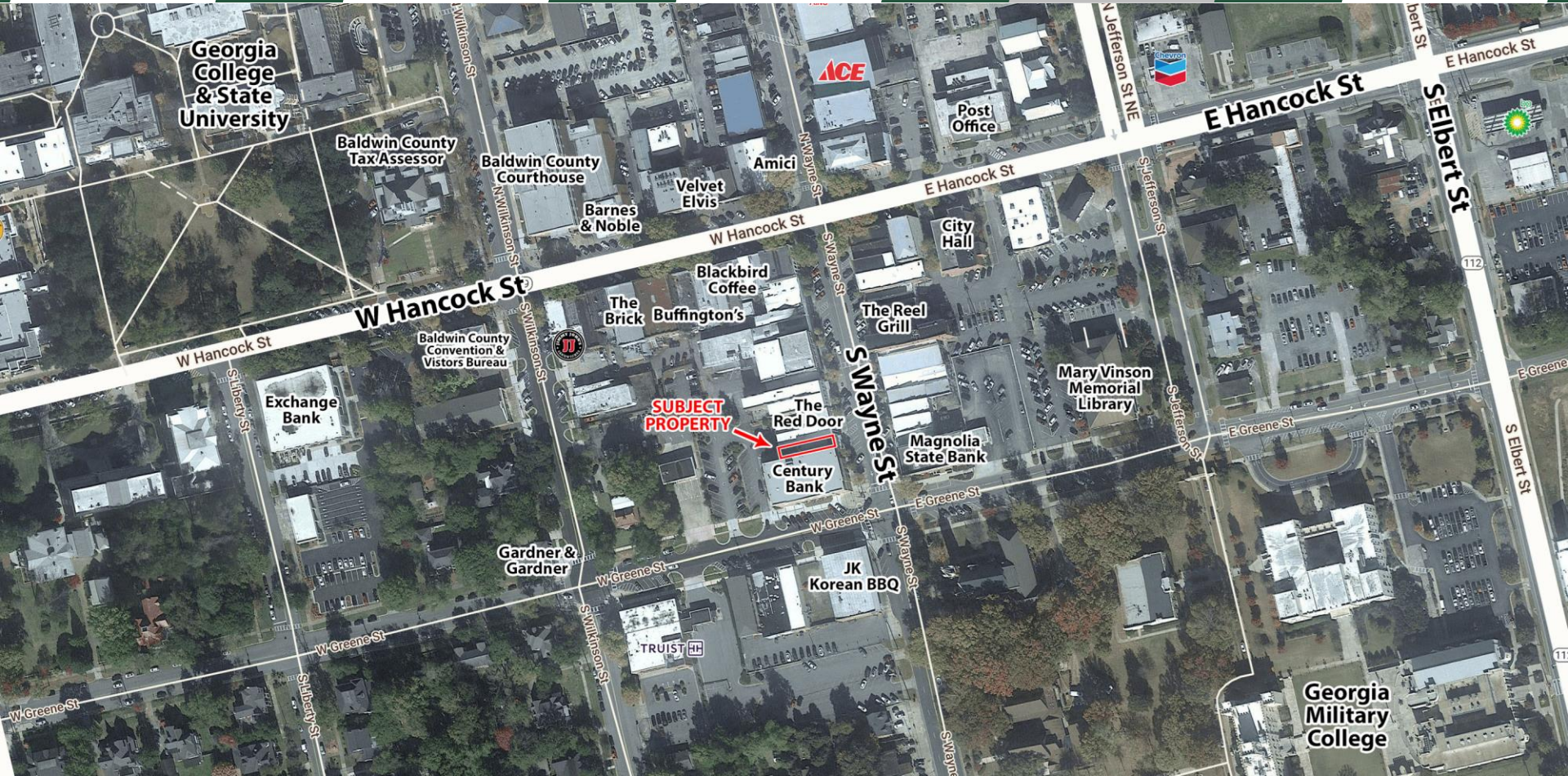
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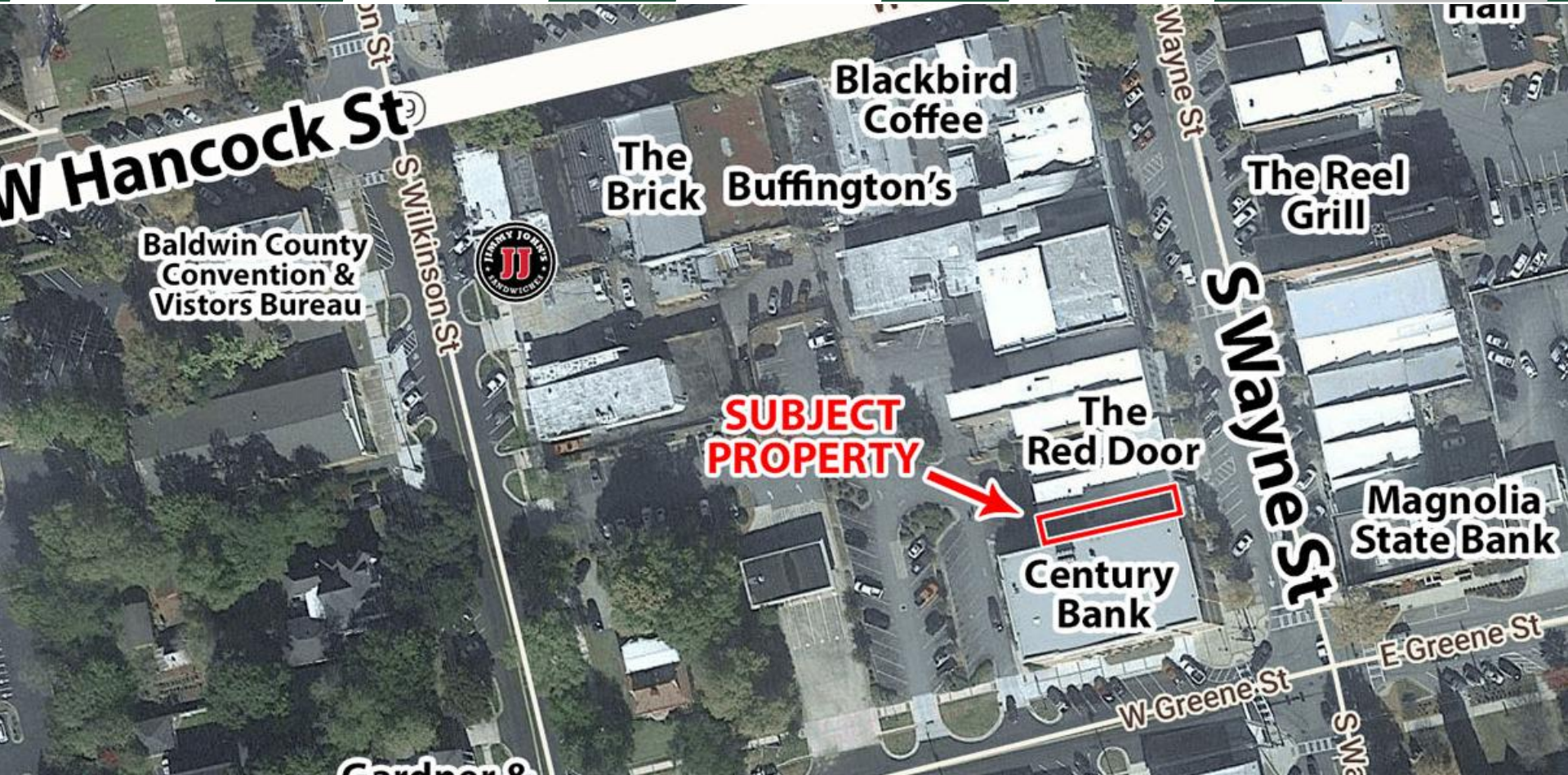
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