

OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE

165 Garrett Way, Milledgeville, Georgia 31061

FOR SALE: \$1,550,000



21,714 SF | 5.50 ACRES | BUILT IN 1991

CONTACTS

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OFFERING MEMORANDUM

165 GARRETT WAY

Milledgeville, Georgia 31061

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, “Confidential Information”) are confidential. Prospect agrees that it shall, and that it shall cause Prospect’s representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect’s behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

165 GARRETT WAY

Milledgeville, Georgia 31061

165 Garrett Way, is a 21,714 SF flex property in Milledgeville, Georgia. It was built in 1991 and is situated on a 5.50-acre lot. The property includes approximately 3,000 SF of office space and 18,714 SF of warehouse space. The property is in a prime location and presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.





MARKET OVERVIEW



Milledgeville, Georgia

Milledgeville, Georgia, is a historic city located in central Georgia, approximately 100 miles southeast of Atlanta, situated along the Oconee River, providing a picturesque setting rich in history and Southern charm. The economy of Milledgeville is diverse, with significant contributions from education, healthcare, manufacturing, and retail. Georgia College & State University, a major employer in the area, drives much of the local economy, along with a robust healthcare sector anchored by the Atrium Health Navicent Baldwin Hospital. The city's manufacturing sector includes paper and metal products, while small businesses and retail add vibrancy to the local economy. Milledgeville is a popular tourist destination, particularly for those interested in history and architecture. As the former capital of Georgia, the city boasts well-preserved antebellum architecture, including the Old Governor's Mansion, which is a significant historic site. The city also attracts visitors to Lake Sinclair, a large recreational reservoir offering boating, fishing, and other water activities. Additionally, the Oconee River Greenway provides scenic trails for hiking and picnicking. The city hosts a variety of cultural events, including arts festivals, historical reenactments, and music performances. Georgia College plays a pivotal role in the city's cultural life, offering theater productions, art exhibitions, and lectures that are open to the public. Overall, Milledgeville combines Southern heritage with a vibrant community, making it a unique and inviting destination in Georgia.



DEMOGRAPHIC SUMMARY

MILLEDGEVILLE, GA

POPULATION

Milledgeville

16,837

State: Georgia 10.91 Million

MEDIAN AGE

Milledgeville

26.5 Years

State: Georgia 37 Years

MEDIAN HOUSEHOLD INCOME

Milledgeville

\$51,988

State: Georgia 71,355



2023 STATISTICS

	2 Mile	5 Mile	10 Mile
Population 2023	12,032	27,499	48,546
Total Households	4,792	10,867	18,647
Avg Household Size	2.2	2.3	2.3
Avg Household Income	\$52,520	\$60,157	\$68,852

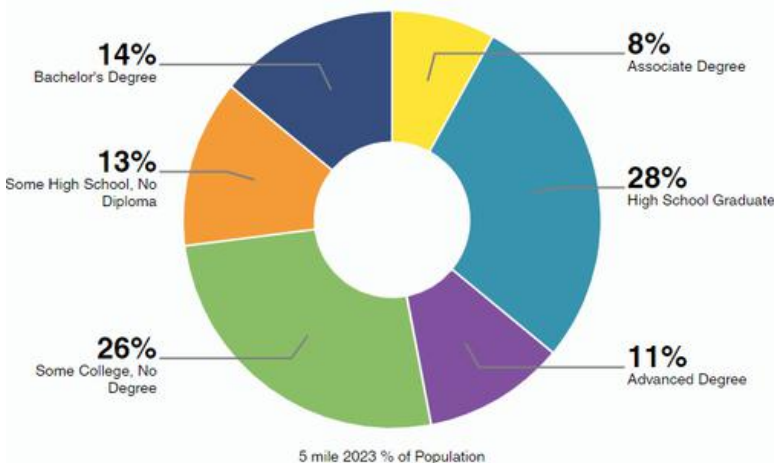
ECONOMIC INDICATORS

4.4% Milledgeville Unemployment Rate

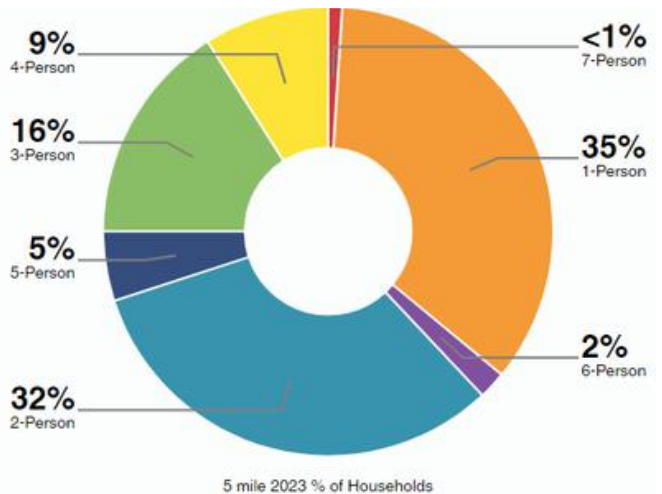
4.1% U.S. Unemployment Rate

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Georgia at large.



HOUSEHOLDS



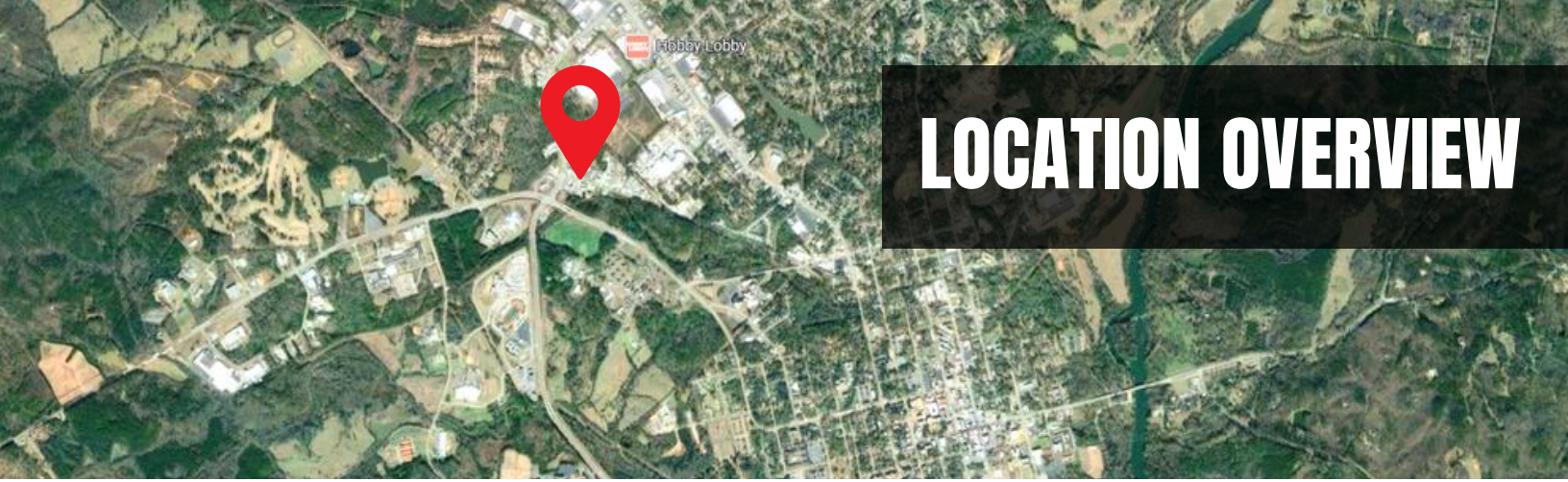
Milledgeville

5,086

State: Georgia 3.946 Million



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

U.S. Route 441 (US 441): This is one of the main highways that run through Milledgeville, connecting the city to other parts of Georgia. US 441 runs north-south and provides a direct route to cities like Athens (to the north) and Dublin (to the south). It is a crucial route for accessing the city from both the northern and southern parts of the state.

Georgia State Route 22 (SR 22): SR 22 is another significant road that runs through Milledgeville. It connects the city to places like Gray and Macon to the west and Sparta to the east. This route is particularly important for accessing Milledgeville from the west and central parts of Georgia.

Georgia State Route 49 (SR 49): SR 49 provides a direct connection between Milledgeville and Macon, one of the larger cities in central Georgia. It is a primary route for those traveling from Milledgeville to Macon or vice versa.

Georgia State Route 212 (SR 212): This state route connects Milledgeville to Monticello and Covington to the north and Eatonton to the northeast. It's another important road for accessing the city from the northeastern parts of the state.

Interstate 20 (I-20): While I-20 does not run directly through Milledgeville, it is accessible via a short drive. The closest access point is in Madison, Georgia, about 30 miles north of Milledgeville via US 441. I-20 is a major east-west interstate that connects Atlanta to Augusta, making it a key route for reaching Milledgeville from other major cities.



AIRPORT PROXIMITY

Hartsfield-Jackson Atlanta International Airport (ATL): Located approximately 95 miles northwest of Milledgeville, ATL is the busiest airport in the world and the primary airport serving the Atlanta metropolitan area. It offers a wide range of domestic and international flights.

Middle Georgia Regional Airport (MCN): Located approximately 45 miles southwest of Milledgeville in Macon, GA, this regional airport offers limited commercial flights, mostly connecting to larger hubs like Atlanta.

Augusta Regional Airport (AGS): Located approximately 90 miles east of Milledgeville. Located in Augusta, GA, this airport offers several domestic flights and is an alternative option for those traveling to or from the eastern part of Georgia.

Athens-Ben Epps Airport (AHN): Located approximately 70 miles north of Milledgeville. Located in Athens, GA, this airport is small with limited commercial service, often catering to general aviation.

Robins Air Force Base (WRB): Located approximately 40 miles southwest of Milledgeville. This is a military base, and its airfield is not typically open for commercial passenger flights, but it's notable for its proximity.

SITE OVERVIEW

SITE

Property Type:	Office/Warehouse
Year Built:	1991
Total SF:	21,714 SF
	Office Space: 3,000 SF
	Warehouse Space: 18,714 SF
Stories:	1
Total Acreage:	5.5
Parking:	20 Surface Spaces
Construction:	Masonry
Clear Height:	16'
Dock Doors:	2





PARCEL OVERVIEW

BUILDING SPECIFICATIONS

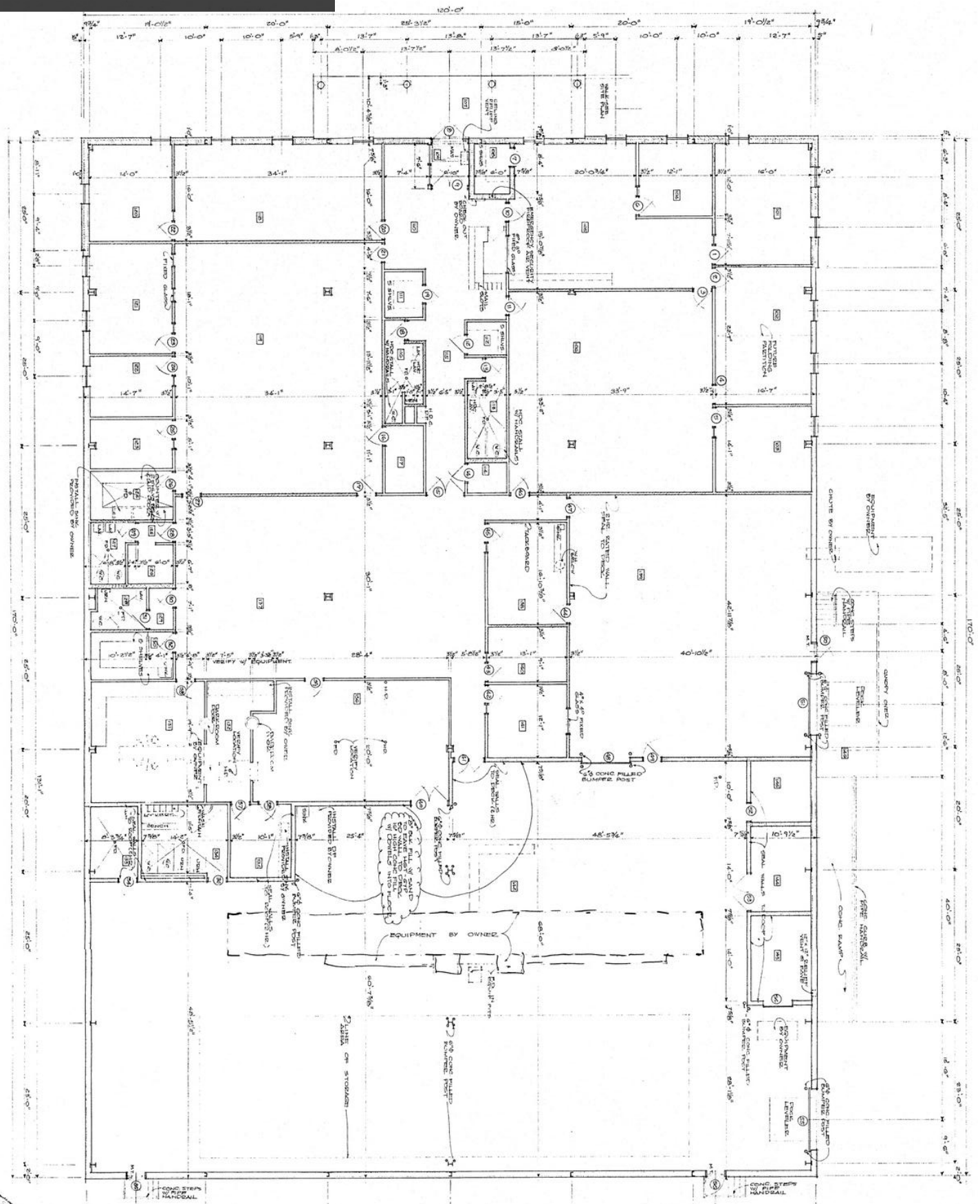
Building Size: 2,714 SF Total

- Office Space: 3,000 SF
- Warehouse Space: 18,714 SF

Acreage: 5.5 acres

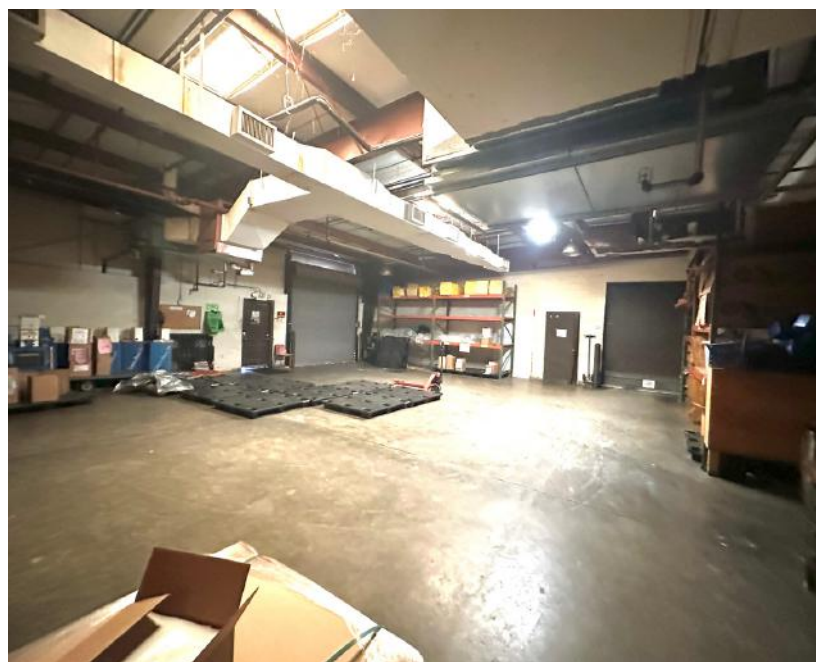
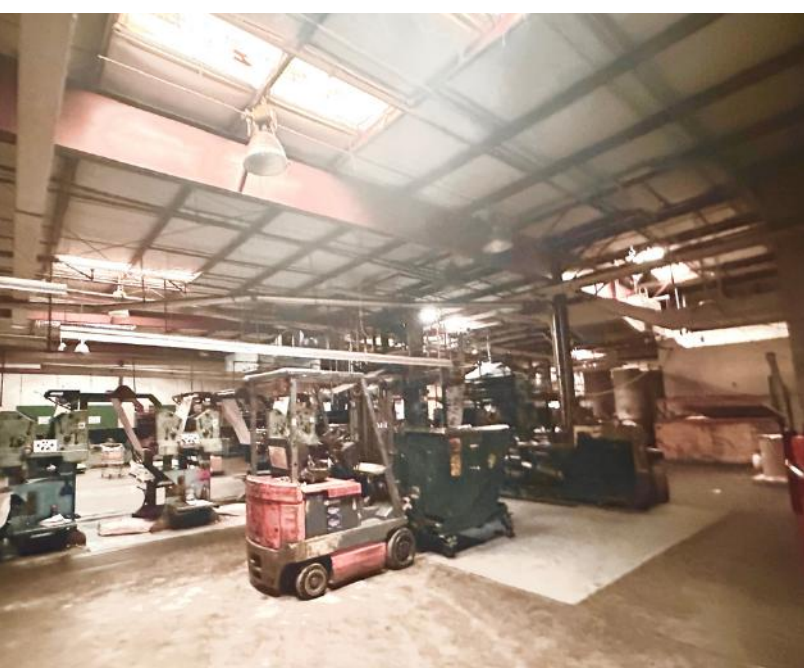
Year Built: 1991

FLOOR PLAN











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