

# Outparcels Available

Milledgeville Commerce Center  
138 Roberson Mill Rd.  
Milledgeville, GA. 31061



**Lot Sizes:** Tract 1A: 2.28± Acres with 375' frontage  
Tract 1B: 1.04± Acres with 215' frontage

**Zoning:** Community Commercial

**Utilities:** All available

**Traffic Count:** 26,800 VPD - High traffic and great visibility!

**Notes:** Located in front of the new Milledgeville Commerce Center (former Rheem plant). The Fouts Brothers, Inc. facility expects to employ 300. The total site could employ 1,000 when fully occupied. Ideal location for restaurant, bank, or service company.

**Neighbors:** Milledgeville Mall, McAllister's, Surcheros, Hobby Lobby, Aldi, PetSmart, Panda Express, Popeyes, Starbucks, and Childre Nissan. Sites are convenient to the Industrial Park, other retail, office, hospital, GCSU, downtown, and Highways 22, 49, and 441 (North Columbia).

## Tract 1A

**Sale Price: \$450,000**

## Tract 1B

**Sale Price: \$350,000**

**FOR MORE  
INFORMATION  
CONTACT**

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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

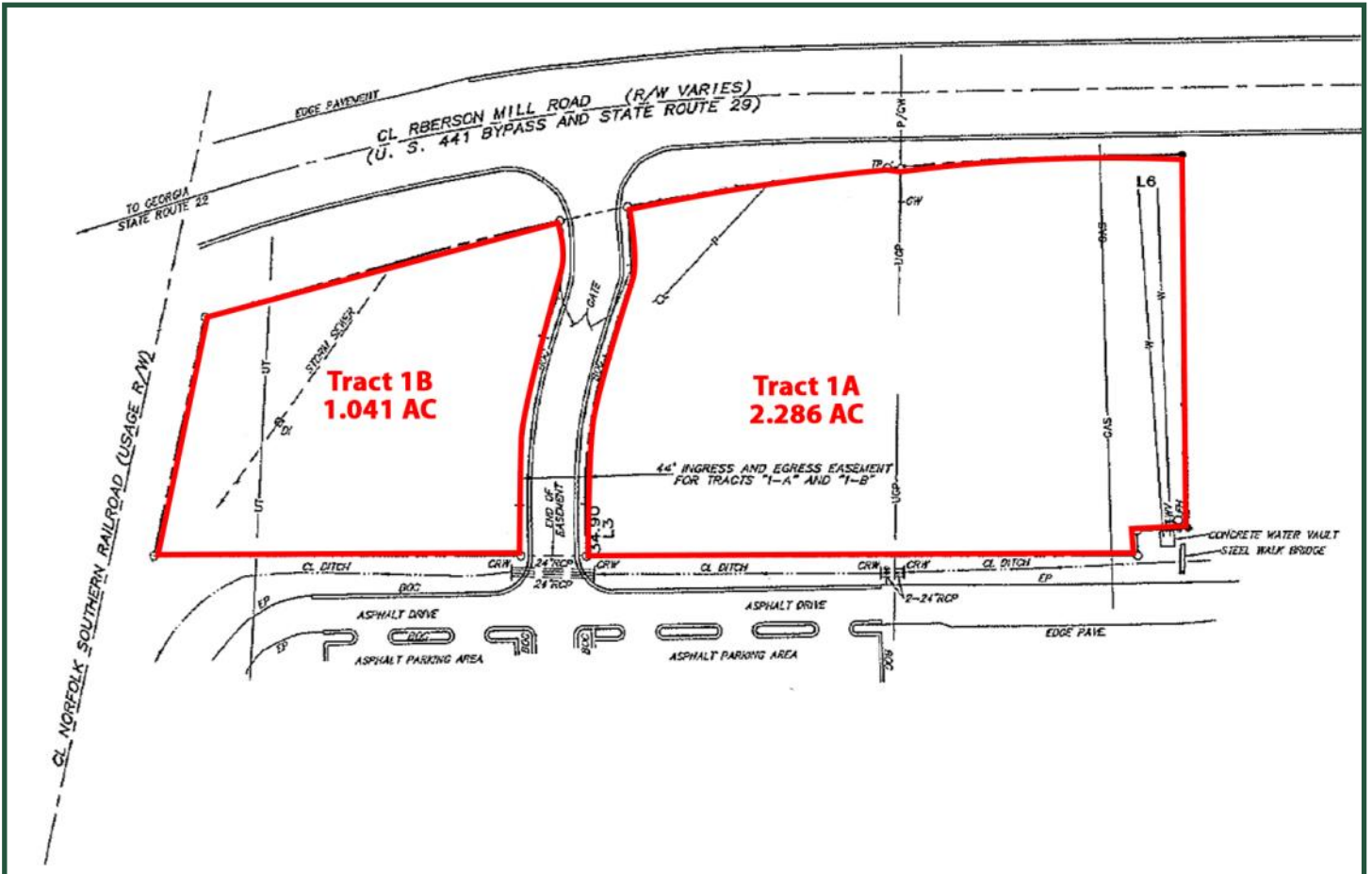




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## PLAT



2019 Demos	1 Mile	3 Mile	5 Mile
<b>Population</b>	2,256	17,411	29,829
<b>Avg. HHI</b>	\$56,754	\$46,309	\$50,760
<b>Median Age</b>	37.8	31.3	34.1

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