

Commercial Lot For Sale

195 Roberson Mill Road
Milledgeville, GA 31061



- Lot Size:** 1.39 AC
Frontage: 370' on Roberson Mill Road
44' on Sheppard Drive
Zoning: Community Commercial
Utilities: All Available
Topography: Level
Taxes: \$3,962.06 (2021 est.)
Traffic Count: 19,100 VPD on Roberson Mill Road
Notes: Ideal for office, service, retail, or hospitality. Convenient to the 441 retail corridor, Central Georgia Technical College, Georgia College & State University, and the Milledgeville-Baldwin County Industrial Park. Access off Roberson Mill Road and Sheppard Drive. High visibility and traffic. Located in the city of Milledgeville. Nearby businesses include Dollar General, Lake Country Lanes, Citizens Bank of the South, Huddle House, The Beverage Depot, Andy Cowart (State Farm), and Central Georgia Technical College.

Sale Price: \$155,000

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2021 Demographics	1 Mile	3 Mile	5 Mile
Population	1,384	16,329	29,211
Median Age	40.1	31.7	34.6
Average HHI	\$68,795	\$47,637	\$52,507

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