

FOR SALE – Three Adjacent Commercial Lots

108 Sheppard Drive , 116 Sheppard Drive, & 195 Roberson Mill Road
Milledgeville, GA 31061



Summary

Area Info

Aerial

Site Map



SALE PRICE: \$439,000

CONTACT

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PROPERTY INFORMATION

108 SHEPPARD DRIVE

Parcel:	M34 016
County:	Baldwin
Total Size:	1.62 Acres
Zoning:	Community Commercial
Frontage:	300±' on Highway 22 260±' on Sheppard Drive
Taxes:	\$5,541 (CITY)

116 SHEPPARD DRIVE

Parcel:	M34 015
County:	Baldwin
Total Size:	1.46 Acres
Zoning:	Community Commercial
Frontage:	512±' on Sheppard Drive
Taxes:	\$4,994 (CITY)

195 ROBERSON MILL ROAD

Parcel:	M34 014
County:	Baldwin
Total Size:	1.39 Acres
Zoning:	Community Commercial
Frontage:	377±' on Roberson Mill Road 50±' on Sheppard Drive
Taxes:	\$4,755 (CITY)

Demographics 2023	3 Miles	5 Miles	10 Miles
Population	15,949	27,486	48,627
Avg HH Income	\$75,897	\$93,484	\$94,984
Median Age	29.3	34.3	38.8

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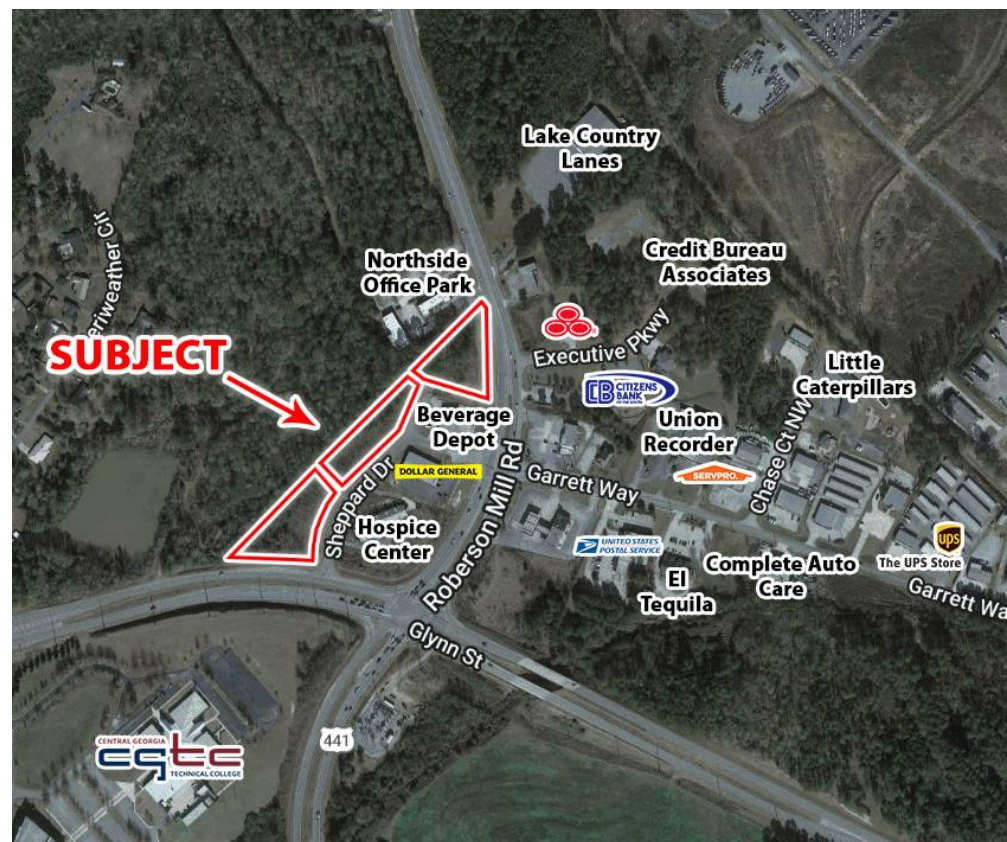
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NOTES

Three adjacent commercial lots totaling in 4.47 acres available. Properties have high visibility and great frontage on three major roads; Highway 22, Sheppard Drive, and Roberson Mill Road.

LOCATION

Lots are in a high traffic area that sees 38,940 vehicles day on Roberson Mill Road And Glynn Street. Very convenient to Downtown Milledgeville and Highway 441 the main retail corridor. Surrounding neighbors include Georgia Military College, Georgia College State University, Georgia Technical College, Atrium Health Navicent Baldwin, Milledgeville-Baldwin Industrial Park, Milledgeville Mall, Dollar General, Beverage Depot, Lake Country Lanes, Smyrna Truck, and many other retailers, restaurants, and businesses.



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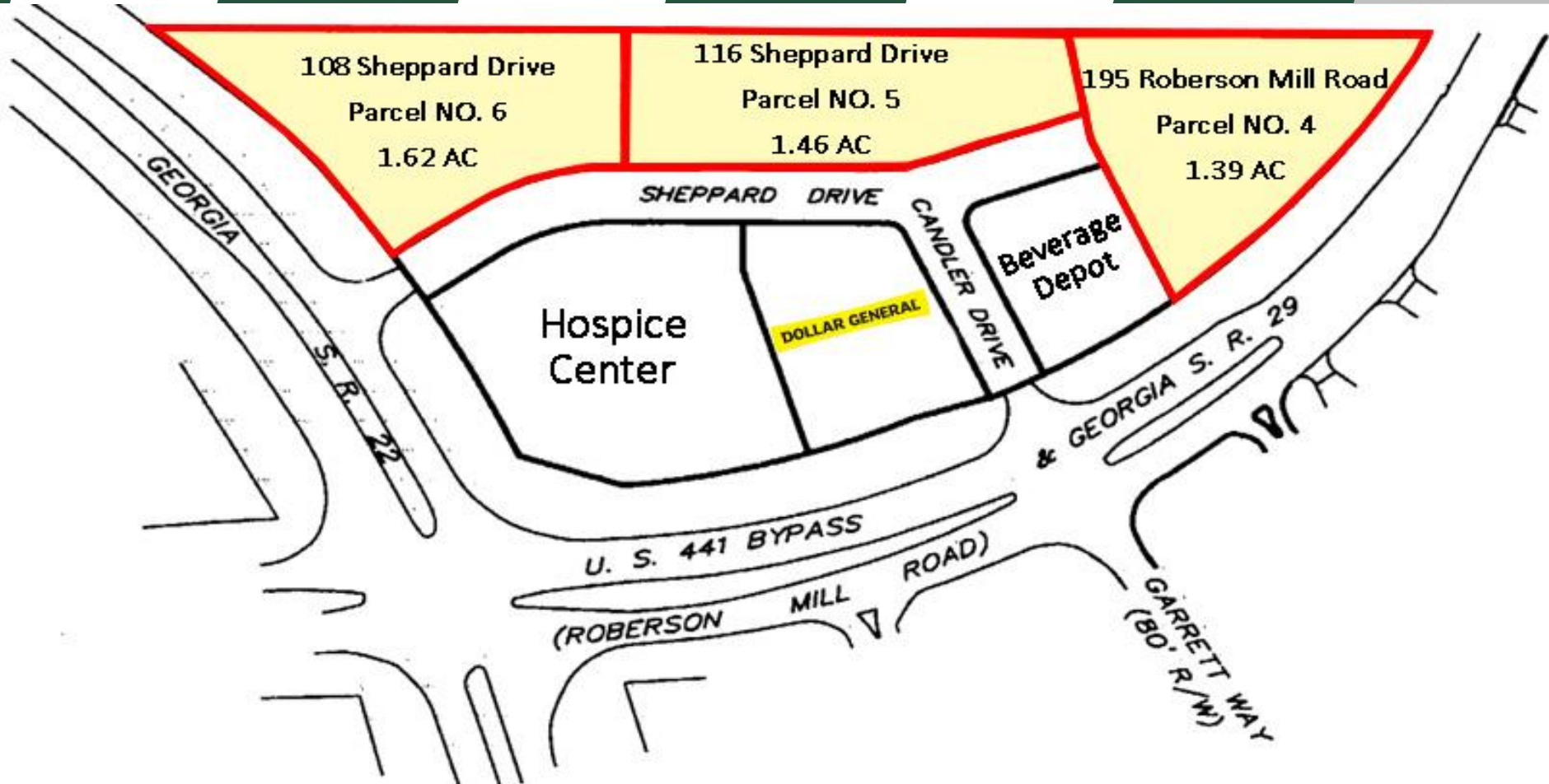


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