

# Retail Space For Lease

196 Roberson Mill Road  
Milledgeville, GA 31061



**Available Size:** 2,400 sf anchor space (50'x48')  
(Space is mainly open. It has 2 restrooms, office, rear storage, and utility closet.)  
2,400 sf end cap (Space is former restaurant)

**Zoning:** Commercial

**Utilities:** All utilities available

**Traffic:** 22,850 vehicles per day

**NNN Expenses:** \$2.00 psf

**Notes:** Great signage available. Other tenant include Shark's Fish & Chicken.

Convenient to the Central Georgia Technical College, Hwy 22 and the Milledgeville Baldwin County Industrial Park. Other nearby businesses include Dollar General, Huddle House, Sherwin Williams, Bowling Alley, Milledgeville Mall, Lowes, Citizen's Bank of the South, State Farm, Union Recorder, and El Tequila Mexican Restaurant.

## Lease Rate: \$10.00 psf NNN

\* Owner will consider dividing for long term, qualified tenant.

**FOR MORE  
INFORMATION  
CONTACT**

Trip Wilhoit, CCIM, ALC  
478-746-9421 (O)  
478-960-4080 (C)  
trip@fickling.com

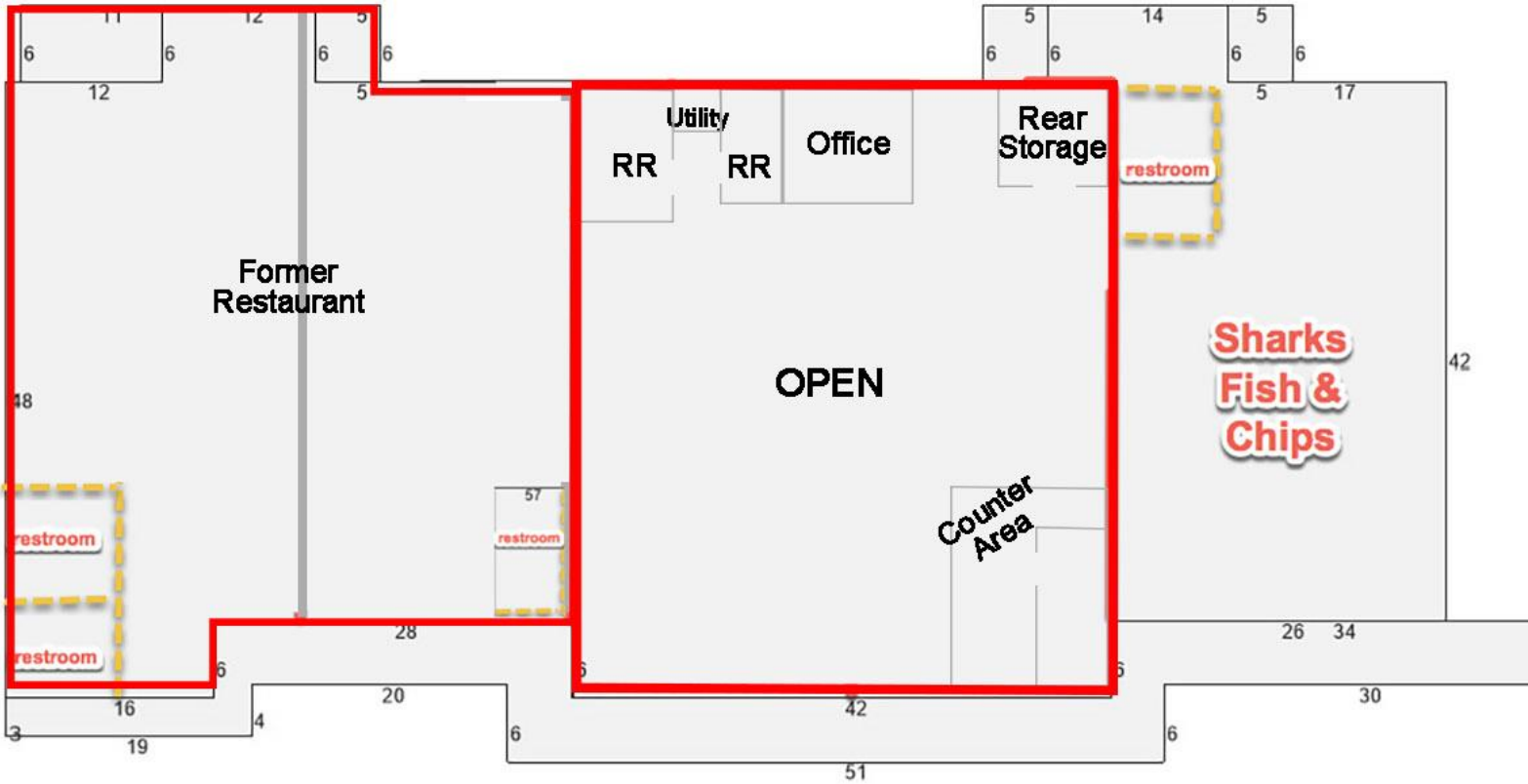
Patty Burns, CCIM, ALC  
478-746-9421 (O)  
478-951-5100 (C)  
patty@fickling.com

[commercial.fickling.com](http://commercial.fickling.com)

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015  
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

**Retail Space For Lease**  
 196 Roberson Mill Road  
 Milledgeville, GA 31061

## Floor Plan



\*All measurements and all calculations of area are approximate and not guaranteed



**FOR MORE  
 INFORMATION  
 CONTACT**

**Trip Wilhoit, CCIM, ALC**  
 478-746-9421 (O)  
 478-960-4080 (C)  
[trip@fickling.com](mailto:trip@fickling.com)

**Patty Burns, CCIM, ALC**  
 478-746-9421 (O)  
 478-951-5100 (C)  
[patty@fickling.com](mailto:patty@fickling.com)

[commercial.fickling.com](http://commercial.fickling.com)

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company