Available Mixed Use Office Investment Property

111 Fieldstone Drive
Milledgeville, GA

FICKLING & COMPANY
A Full Service Real Estate Company
commercial.fickling.com

OFFERING SUMMARY

Sale Price:	$5,000,000
Cap Rate:	8.9
NOI:	$449,925.19
Lot Size:	5.07± Acres
Year Built:	1997
Building Size:	82,000± SF
Zoning:	No Zoning - Land Plan
Market:	Atlanta
Submarket:	Milledgeville
Price/SF:	$60.97

PROPERTY OVERVIEW

Great opportunity for Investors. Fickling & Company, Inc. is pleased to present for sale 111 Fieldstone Drive, Milledgeville, GA. The Columbia Professional Center office building located in prime location near downtown, the main retail corridor, Lowe's, Chick-fil-A, Mid South Credit Union, Century Bank, and the Milledgeville Mall. Said property has approximately 82,000 SF space of corporate, government, and medical office space with plenty of shared parking.

PROPERTY HIGHLIGHTS

- Great compatible tenant mix of Medical, General Office and Government.
- Tenant spaces have high end finishes
- Plenty of shared parking
- Home to three (3) Institutions of Higher Education (Georgia College and State University, Georgia Military College and Central Georgia Technical School)
- Convenient to downtown Milledgeville, retail, banks, and restaurants
- Great Access - 92 miles SE of Atlanta Hartsfield Airport (World's busiest airport)
  168 miles from the 4th largest port in Savannah
  29 miles East of I-75 and I-16
  37 miles South of I-20

FOR MORE INFORMATION CONTACT

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

Patty Burns, CCIM, ALC
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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

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LOCATION OVERVIEW

The Columbia Professional Center office building sits near Highway 441 (North Columbia St) and Hammock St, just northeast of downtown Milledgeville. Easy access to Highway 441. Only 29 miles East of I-75 and I-16.

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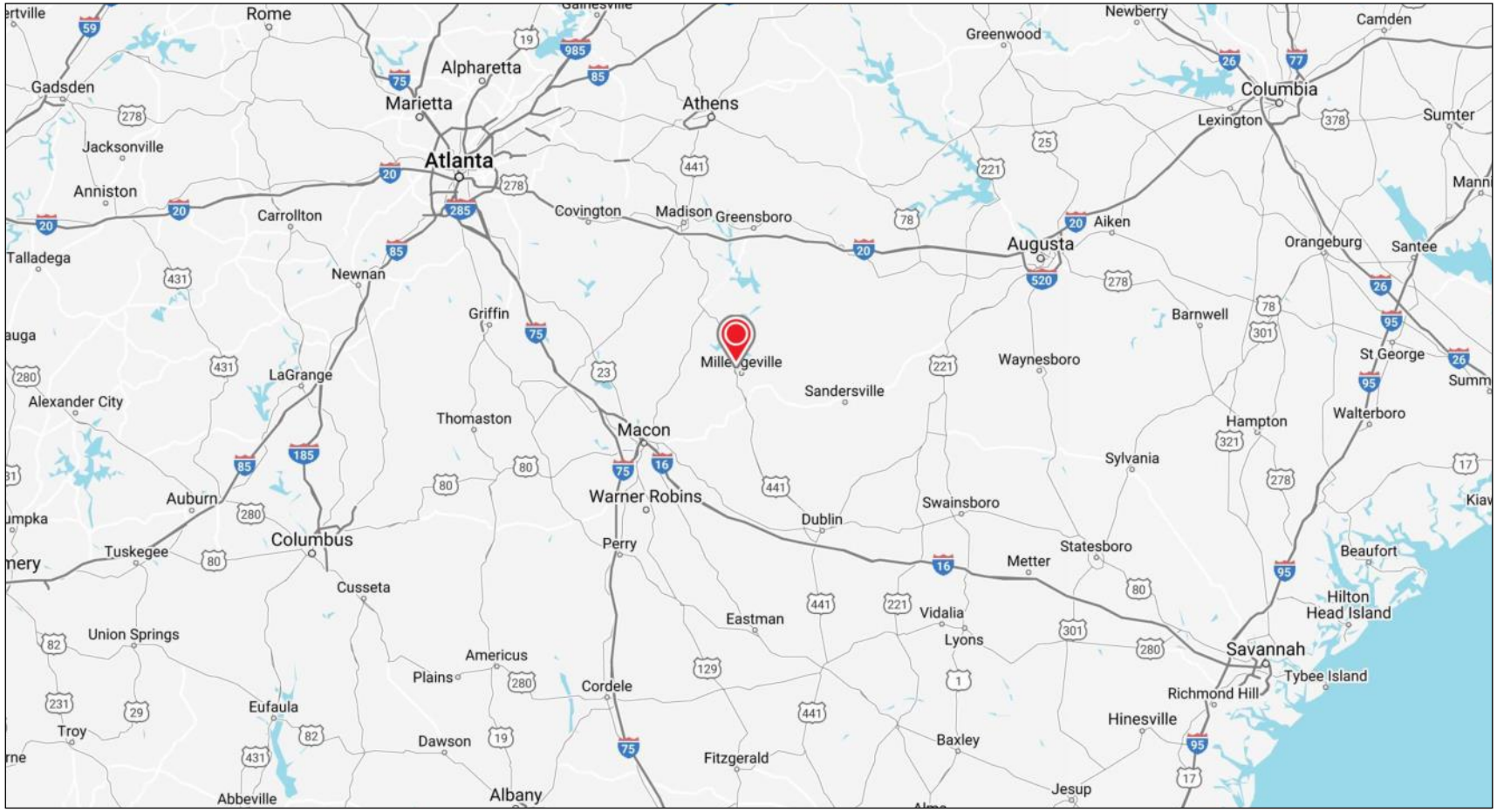

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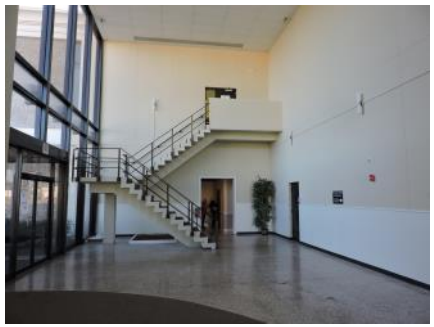

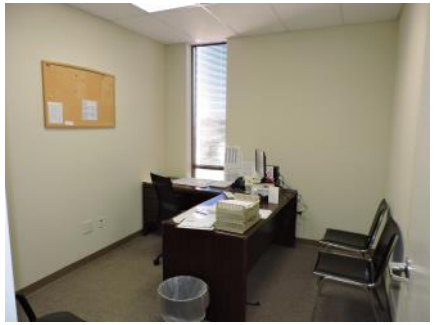

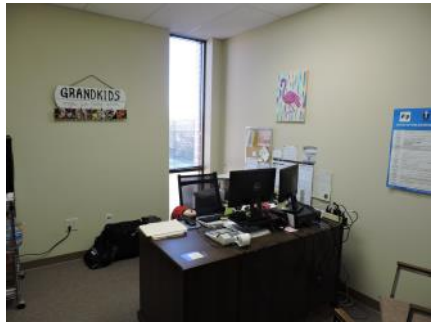

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INVESTMENT OVERVIEW	INCOME PROFORMA FIELDSTONE DRIVE
Sale Price	$5,000,000
Cap Rate	8.9

TOTAL POPULATION	3 MILE	5 MILE	10 MILE
Median age	30.7	34.0	36.7
Median age (Male)	29.3	33.3	36.4
Median age (Female)	32.2	34.7	37.0
Total households	7,414	11,714	18,872
Average HH population	18,028	29,232	47,977
Average HH income	$48,256	$53,654	$58,431

* Demographic data derived from 2000-2010 Census, 2018 Estimates with 2023 Projections

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