

Renaissance Park – Formerly Central State Hospital Campus
Gym For Sale – Formerly Part Of Rivers Prison
Rivers Lane off Laboratory Road
Milledgeville, GA 31061



Summary

Area Info

Survey

Aerial



CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

PROPERTY INFORMATION

PROPERTY

Property Address: Rivers Lane, off Laboratory Road
 Milledgeville, GA 31061

Total Size: ±13,000 SF

Year Built: 1970

Zoning: Office Institutional

Utilities: All Available

Topography: Level

SITE

Site Size: ±4 Acres

Parcel ID: 072 001X

County: Baldwin

SALE PRICE: \$79,900.00

| Demographics 2025 | 3 Miles | 5 Miles | 10 Miles |
|-------------------|----------|----------|----------|
| Population | 12,987 | 24,658 | 41,530 |
| Avg HH Income | \$51,109 | \$65,744 | \$92,173 |
| Median Age | 34.1 | 33.4 | 37.0 |

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PROPERTY INFORMATION

NOTES

Property is ±13,000 SF, and has a basketball court with offices at one end. Building is situated on a ±4 Acre portion of land, see Survey for details.

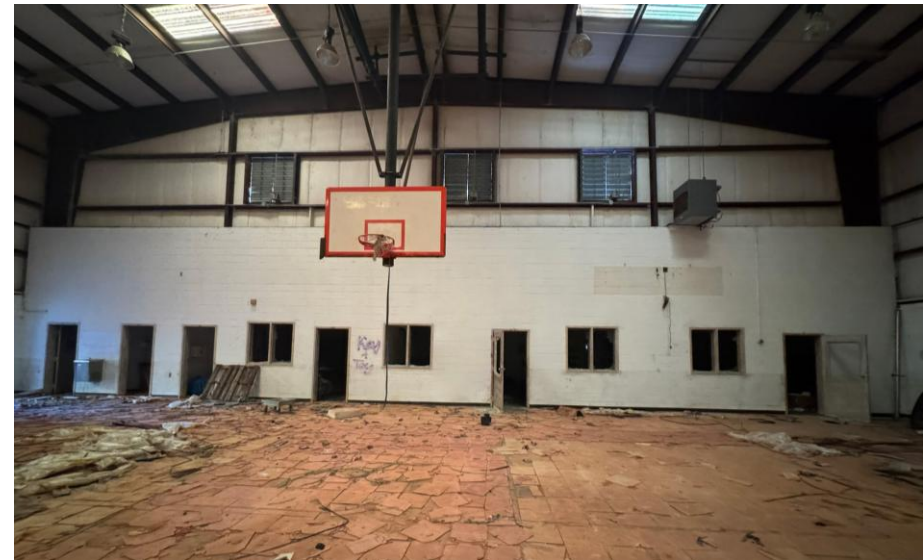
LOCATION

Property is located in the Mixed-Use Renaissance Park (formerly Central State Hospital). Located off of Rivers Lane, the main entryway from Laboratory Road to the former Rivers Prison buildings.

Convenient to Fall Line Freeway, downtown Milledgeville, and Vinson Highway. Neighbors in the area include the Georgia Department of Veterans Affairs, the War Veterans Home, Georgia College and State University, Georgia Military College, Dairy Queen, and McDonalds.

HIGHLIGHTS

- Convenient to Vinson Highway and the Fall Line Freeway
- Great opportunity for gym/fitness center
- Located in the Federal Opportunity Zone



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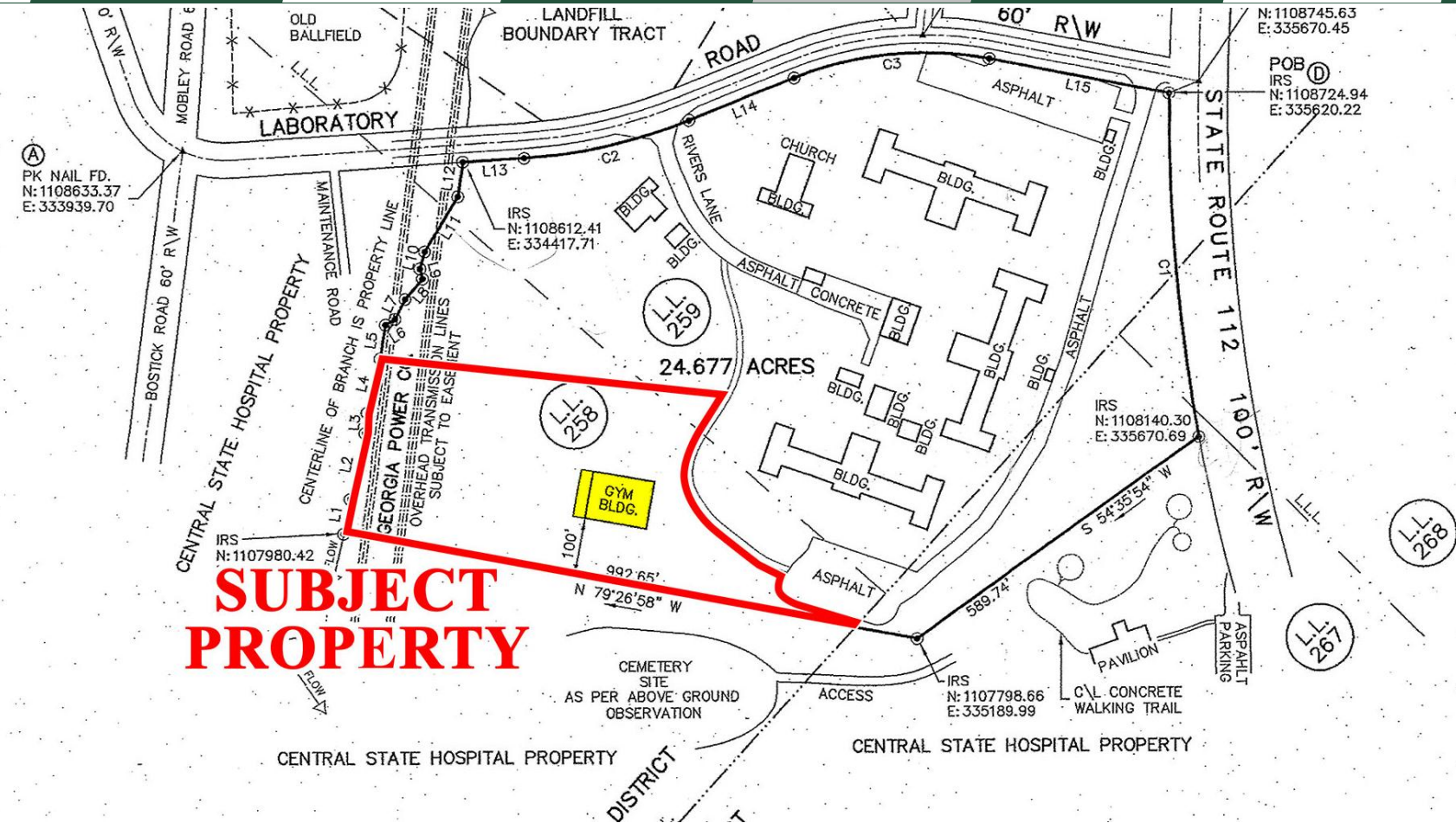


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