

Commercial Lot For Sale

116 Sheppard Drive
Milledgeville, GA 31061



- Lot Size:** 1.46 AC
- Frontage:** 500'+ on Sheppard Drive
- Zoning:** Community Commercial
- Utilities:** All Available
- Topography:** Level
- Taxes:** \$4,161.58 (2021 est.)
- Notes:** Located in the city of Milledgeville. Visible from Roberson Mill Road & Garrett Way. Ideal for office, retail, service, or hospitality. Convenient to Milledgeville Mall, the 441 retail corridor, the Commerce Center, McAlister's Deli, Surcheros, Central Georgia Technical College, and Dollar General. Neighbors include Huddle House, Lake Country Lanes, Citizens Bank of the South, Tracey's Nails, and Shark's Restaurant.

Sale Price: \$145,000

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2021 Demographics	1 Mile	3 Mile	5 Mile
Population	1,173	16,352	29,242
Median Age	40.9	31.7	34.6
Average HHI	\$69,722	\$47,633	\$52,477

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