

Outparcel Available
1320 - 1490 N. Columbia Street (Hwy 441)
Milledgeville, GA 31061



OUTPARCEL: Sized for up to 2,400 SF Building (20' max height) with cross parking

Traffic: 28,900 VPD

Tenants: Harbor Freight, Ollie's Bargain Outlet, Medical office, Great Wall of China, Citi Trends, and Aaron's Rental.

Description: Located in a high traffic area, this outparcel is an ideal location for restaurant.

Notes: The center is convenient to downtown Milledgeville, Georgia College & State University, Georgia Military School, Central Georgia Technical College, and Oconee Regional Hospital. Neighbors include Lowe's, the new County annex, Chick-fil-A, Milledgeville Mall, PetSmart, Hobby Lobby, Ross, Tractor Supply, and Food Depot.

Ground Lease: Build to Suit Opportunity

**FOR MORE
INFORMATION
CONTACT**

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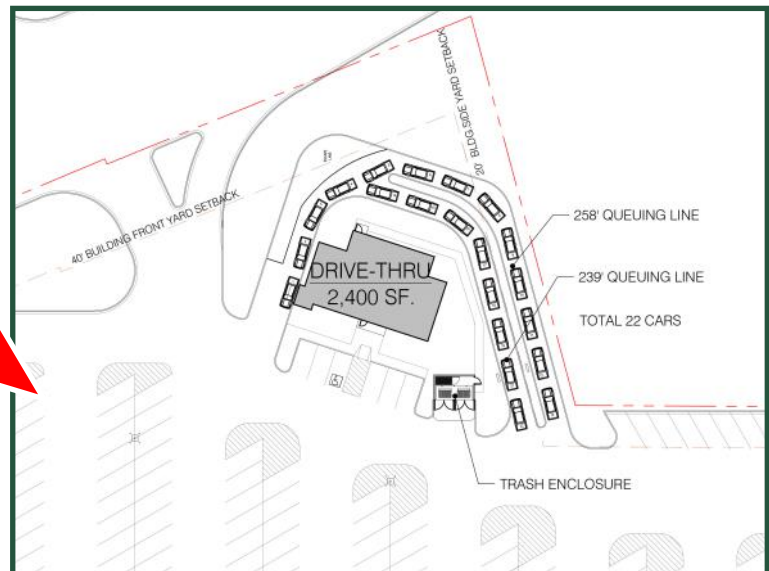
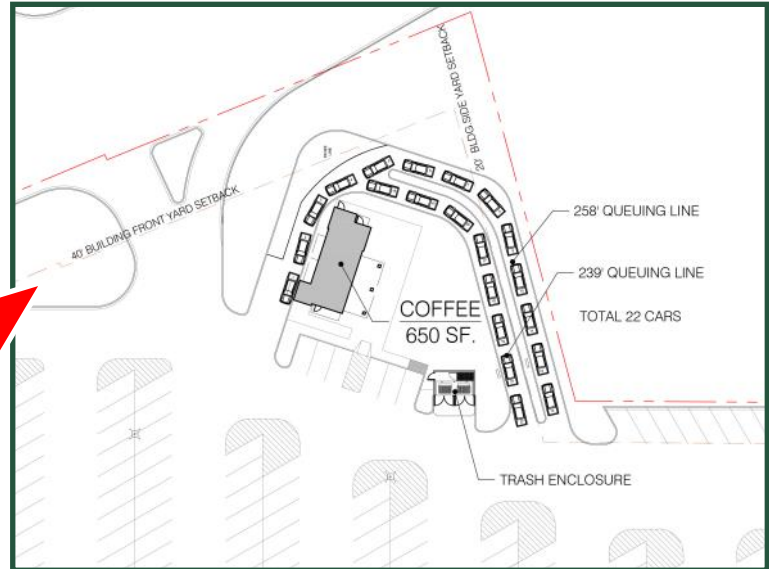
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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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OUTPARCEL OPTION A



OUTPARCEL OPTION B

DEMOS 2021	3 mile	5 mile	10 mile
Population	19,956	30,197	47,784
Median Age	30.3	33.2	35.9
Avg. HH Income	\$47,705	\$52,924	\$64,154

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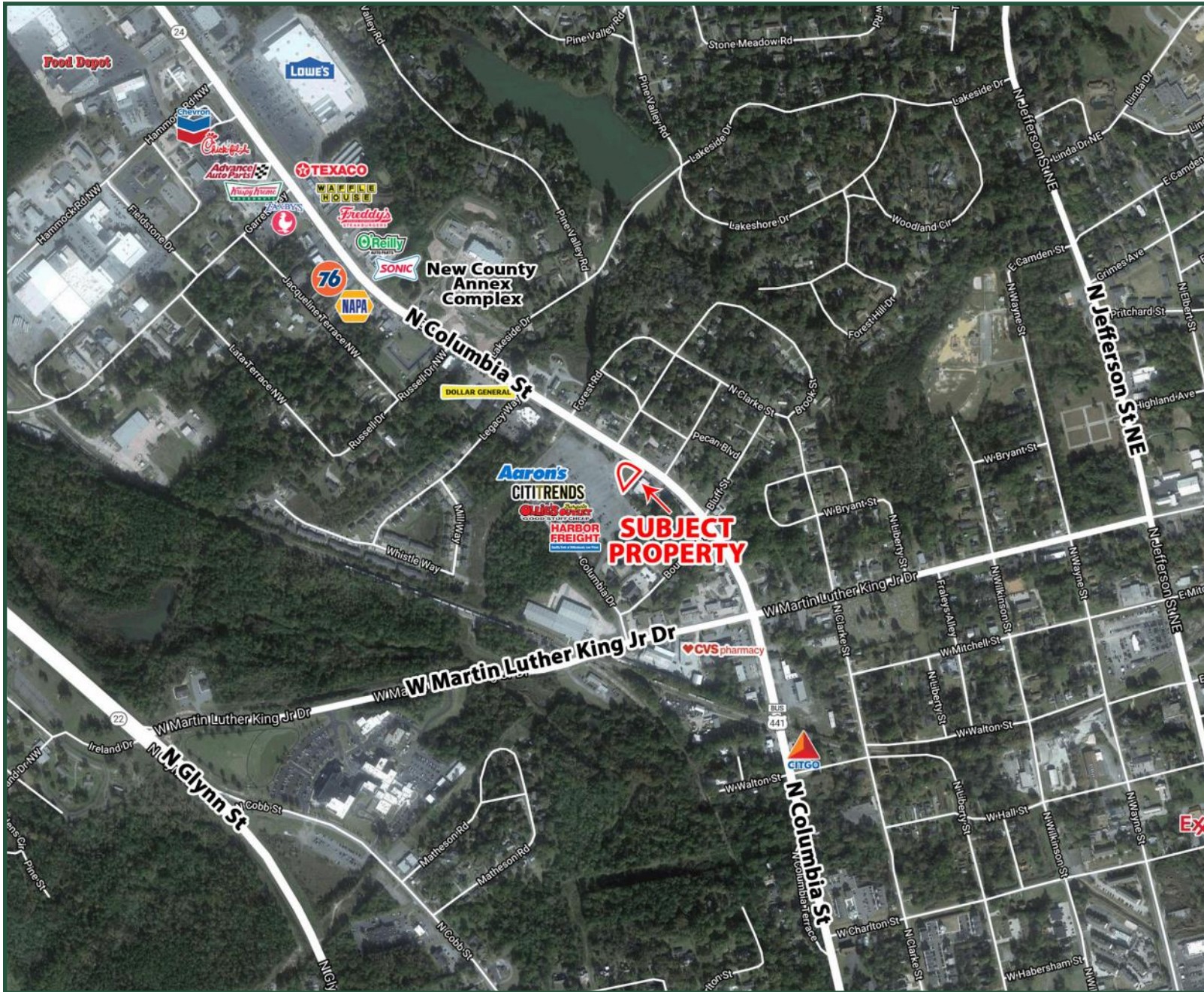
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