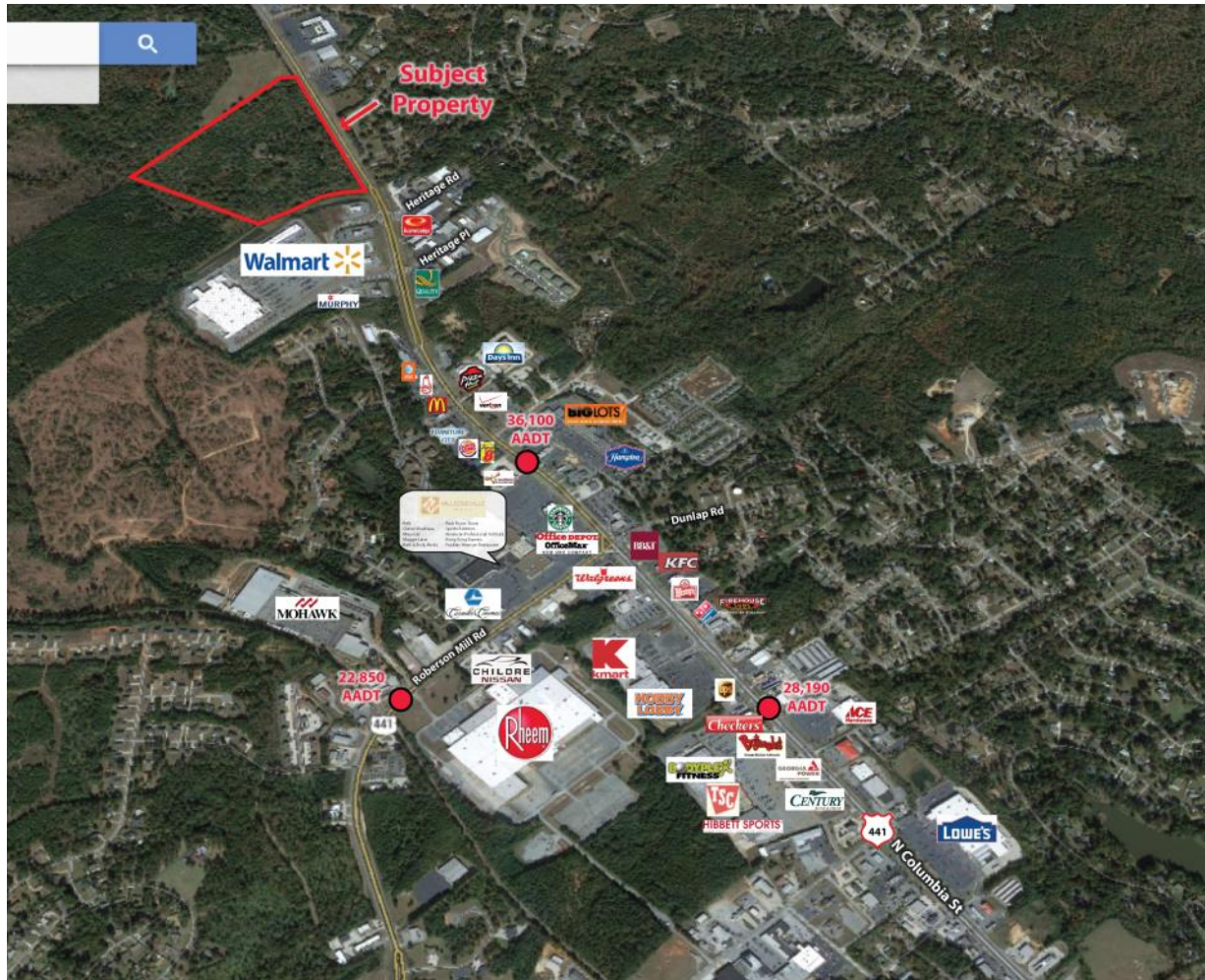


±30 Acre Commercial Retail Development Tract For Sale

2606 & 2610 N Columbia St | Milledgeville, GA



Sale Price: \$80,000/Acre

Location: Located in the high traffic retail corridor next to Walmart on Hwy 441

Traffic: 34,500+ vehicles per day

Zoning: None in county

Utilities: All utilities available

Frontage: 1,451'

Property Taxes: \$1,709.63

Notes: Neighbors include: Walmart, IHOP, Chili's, Mellow Mushroom, RFCU, Dollar Tree, Milledgeville Mall, Office Max, TJ Maxx, Long Horn Steak House, Lowe's, and many other restaurants, banks and commercial businesses.

* There is additional land available behind this 30 acre tract. Ideal area for apartments. Contact agent for details.

For information, contact:

Trip Wilhoit, CCIM, ALC **Patty Burns, CCIM, ALC**

478.803.4121

478.803.4120

trip@fickling.com

patty@fickling.com

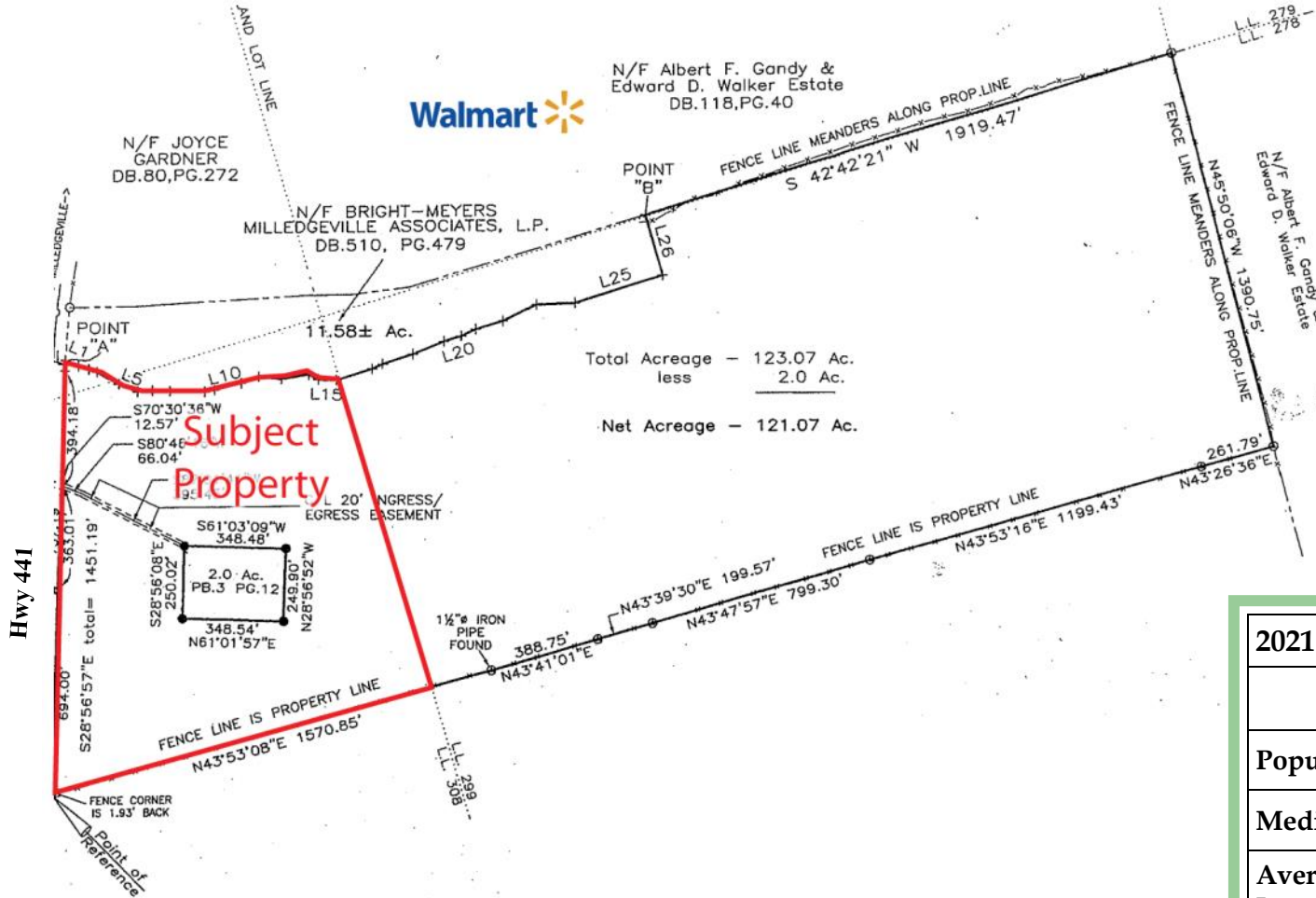
See detailed property information at www.Fickling.com

Commercial Division
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 **FICKLING
& COMPANY**
A Full Service Real Estate Company

±30 Acre Commercial Retail Development Tract For Sale

2606 & 2610 N Columbia St | Milledgeville, GA



| 2021 DEMOGRAPHICS | | | |
|-------------------|----------|----------|----------|
| | 1 Mile | 3 Mile | 5 Mile |
| Population | 1,176 | 9,759 | 27,555 |
| Median Age | 41.1 | 34.9 | 32.8 |
| Average HH Income | \$75,842 | \$65,445 | \$58,097 |

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