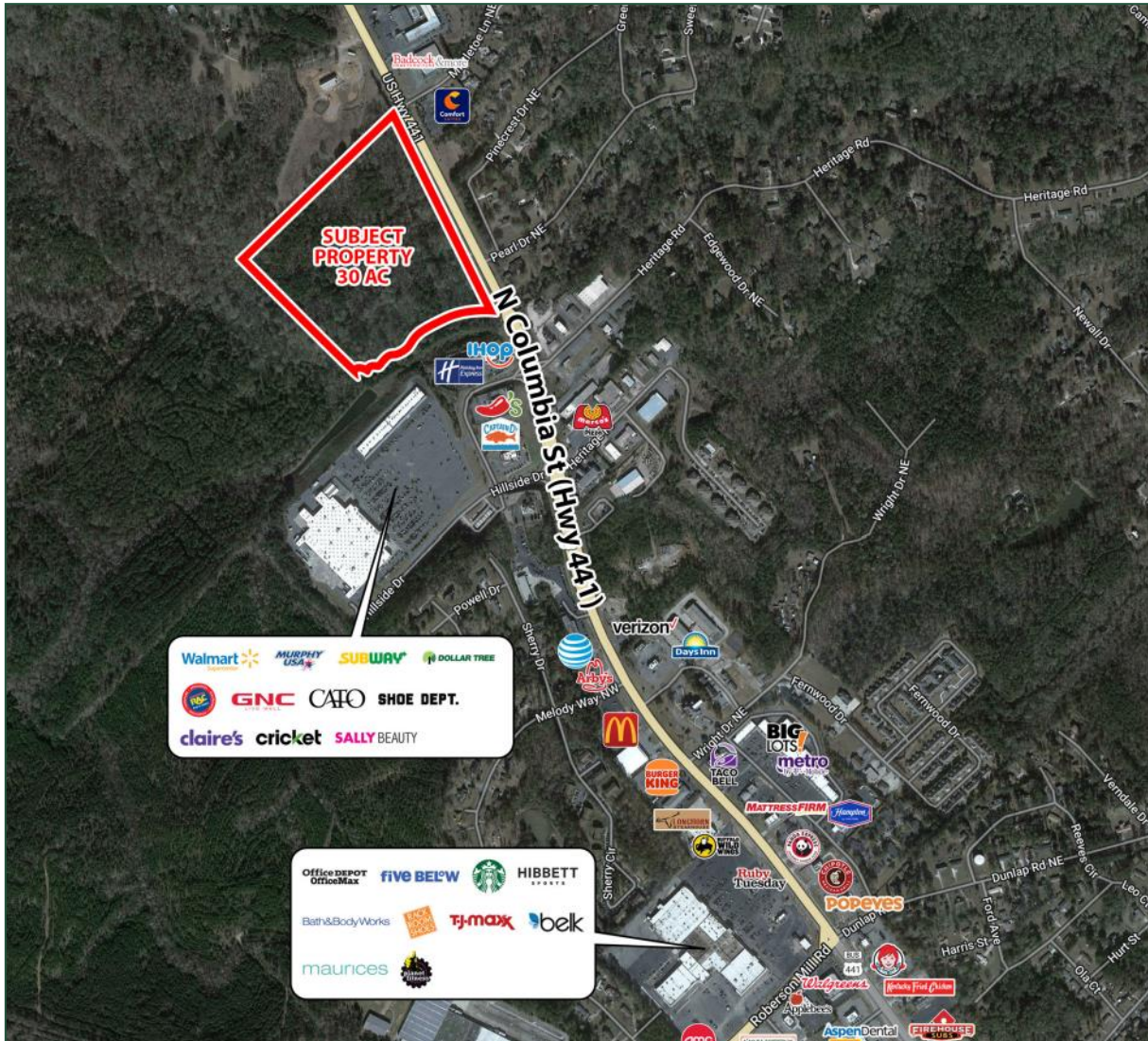


±30 Acre Commercial Retail Development Tract For Sale

2606 & 2610 N Columbia Street | Milledgeville, GA 31061



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

Traffic: 36,700 vehicles per day

Zoning: None in county

Utilities: All utilities available

Frontage: 1,451'

Property Taxes: \$829.65 (2023 est.)

Notes: Neighbors include: Walmart, IHOP, Chili's, Robins Financial Credit Union, Dollar Tree, Milledgeville Mall, Office Max, TJ Maxx, Longhorn 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 and single family residential. Contact agent for details.

2023 Demographics	1 mile	3 mile	5 mile
Population	1,245	10,305	26,856
Median Age	40.6	34.7	33.8
Average HH Income	\$107,641	\$96,703	\$93,855

Sale Price: \$80,000/AC

**FOR MORE
INFORMATION
CONTACT**

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trip@fickling.com

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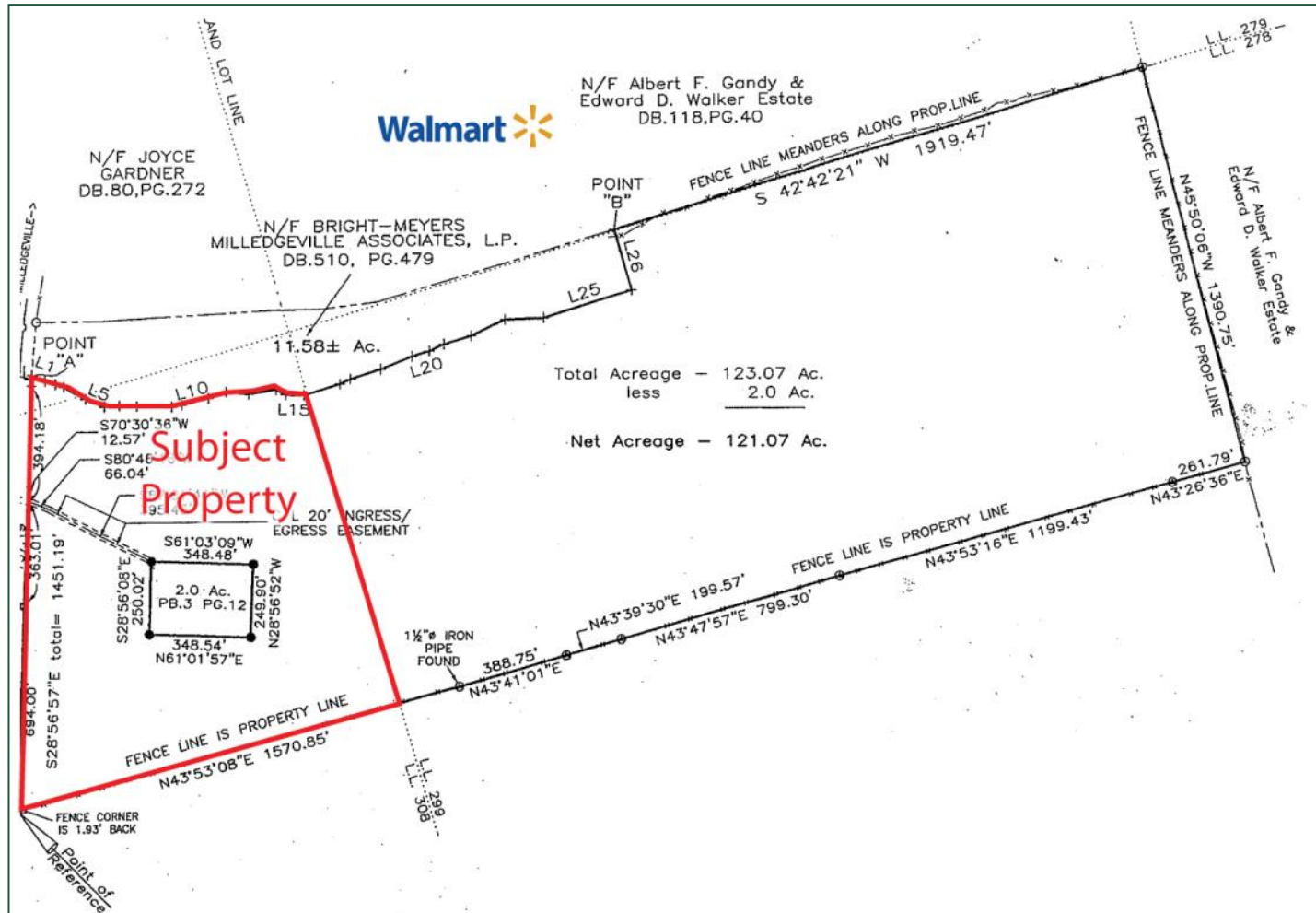
commercial.fickling.com

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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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PLAT



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