For Sale or Lease – Drive-Thru Restaurant/Retail
2517 North Columbia Street
Milledgeville, GA 31061

FICKLING & COMPANY



SALE PRICE: $625,000 | LEASE PRICE: $3,500/Month NNN

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address:	2517 North Columbia Street Milledgeville, GA 31061
Total Size:	3,226 SF
Year Built:	2006
City & County Taxes:	$8,282.37 (2025 est.)
Utilities:	All Available
Parking:	30 spaces
Traffic Count:	North Columbia St - 38,500 VPD
Frontage:	North Columbia St - 130’

SITE

Site Size:	1± Acre
Parcel ID:	M72 006A
County:	Baldwin
Zoning:	Community Commercial

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	2,054	15,463	29,110
Avg HH Income	$97,184	$98,585	$94,657
Median Age	39.2	31.1	35.1

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AREA INFORMATION

NOTES

Rare opportunity to acquire or lease a freestanding drive-thru restaurant/retail property along North Columbia Street (US-441), Milledgeville's primary retail corridor. The 3,226± SF building is situated on approximately 0.83 Acres with excellent visibility, prominent signage and approximately 30 parking spaces. The property was constructed for restaurant use and offers existing restaurant infrastructure, providing a potential operator the opportunity to substantially reduce the time and expense associated with converting traditional retail space.

The property is strategically positioned in the heart of Milledgeville's established retail corridor near Walmart, the Milledgeville Mall, hotels, restaurants and national retailers, and approximately two miles from Georgia College & State University. Offered for both sale and lease, the property is well suited for another restaurant/QSR concept as well as a variety of retail, service or owner-user applications.



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Summary | Area Info | Photos | Aerial | Site Map



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