

Land For Sale

3025 - 3031 N Columbia Street
Milledgeville, GA 31061



- Lot Size:** ± 4 Acres
- Zoning:** None (located in the county)
- Frontage:** ± 385'
- Utilities:** Water & Septic
- Taxes:** \$3,285.68 (2022 est.)
- Traffic Count:** 22,800 VPD on N Columbia Street
- Location:** Land is located in the path of growth in north Baldwin County. It is convenient to Lake Sinclair. Has great visibility.

Notes: Ideal for storage, multifamily, service contractors, warehouse, restaurant, retail, automotive, medical and convenience store. Nearby businesses include ACE Hardware, Flash Foods, Waffle House, C&R Cabinets, Criswell Mini Storage, Bass & Antler, Legends Seafood & Grill, Dollar General, and Little River Park.

2022 Demos	3 mile	5 mile	10 mile
Population	5,486	12,381	42,238
Median Age	43.7	44.5	38.2
Avg. HHI	\$90,452	\$89,844	\$76,175

Sale Price: \$360,000

**FOR MORE
INFORMATION
CONTACT**

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Aerial



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