

# 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:** \$2,318.40 (2026 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.

| 2026 Demos | 3 mile    | 5 mile    | 10 mile  |
|------------|-----------|-----------|----------|
| Population | 6,619     | 15,132    | 44,322   |
| Median Age | 16.1      | 46.5      | 39.6     |
| Avg. HHI   | \$111,932 | \$116,534 | \$96,777 |

## Sale Price: \$360,000

**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 (O)  
478-960-4080 (C)  
[trip@fickling.com](mailto:trip@fickling.com)

**Patty Burns, CCIM, ALC**  
478-746-9421 (O)  
478-951-5100 (C)  
[patty@fickling.com](mailto:patty@fickling.com)

[commercial.fickling.com](http://commercial.fickling.com) | [georgiacommercialrealestate.net](http://georgiacommercialrealestate.net)

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

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## Aerial



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