

**Restaurant Space Available (Walmart Outparcel)**  
**2598 North Columbia Street (Highway 441)**  
**Milledgeville, GA 31061**



Summary

Area Info

Photos

Aerial

Site Map



**CONTACT**

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PROPERTY INFORMATION

BUILDING

**Property Address:** 2598 N Columbia Street  
Milledgeville, GA 31061

**County:** Baldwin

**Total Size:** ±4,870 SF

**Utilities:** All available

**Parking:** 75 Spaces

**Traffic Count:** 38,100 VPD - N Columbia St

**Frontage:** 245’ on N Columbia St

**Taxes:** \$13,666.96 (2025 est.)

SITE

**Site Size:** 1.28 Acres

**Parcel ID:** 068 026

**Year Built:** 2006

**Zoning:** None, Located in Baldwin County

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	1,475	12,497	27,257
Avg HH Income	\$104,852	\$118,144	\$96,059
Median Age	40.4	34.7	35.0

LEASE PRICE: CALL AGENT FOR DETAILS

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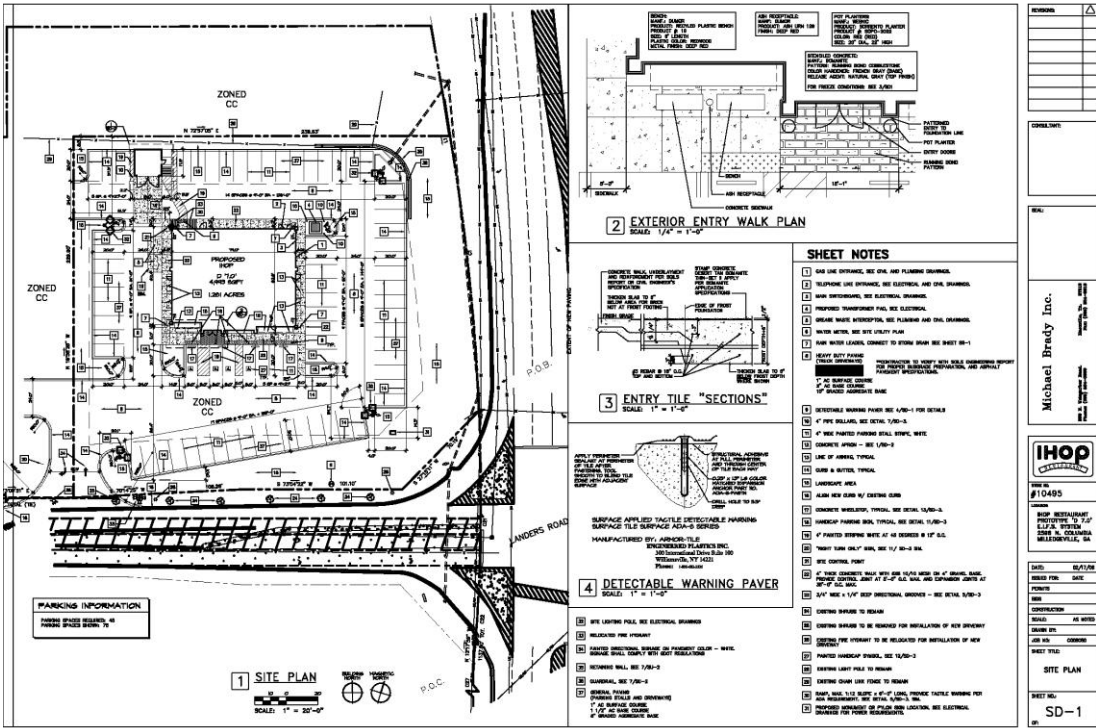
## 2598 North Columbia Street (Highway 441)

### Milledgeville, GA 31061



This 4,870± SF restaurant opportunity sits on 1.28 acres as a premier outparcel to the Walmart Supercenter in Milledgeville, GA's dominant retail corridor. The Walmart has been recently renovated and is a stronger performing Walmart in the region. The property is adjacent to Holiday Inn Express and surrounded by a strong mix of nationally branded hotels, making it an ideal location to capture both local and visitor traffic. Milledgeville is home to Georgia College & State University, Georgia Military College, and Central Georgia Technical College, bringing a steady flow of students, faculty, and staff to the area.

Neighboring national retailers and restaurants include: TJ Maxx, Belk, Five Below, LongHorn Steakhouse, Chili's, Applebee's, Publix, Kroger, PetSmart, Ross, Hobby Lobby, Chipotle, Panda Express, Lowe's, and more—solidifying this location as the heart of Milledgeville's retail and dining hub.



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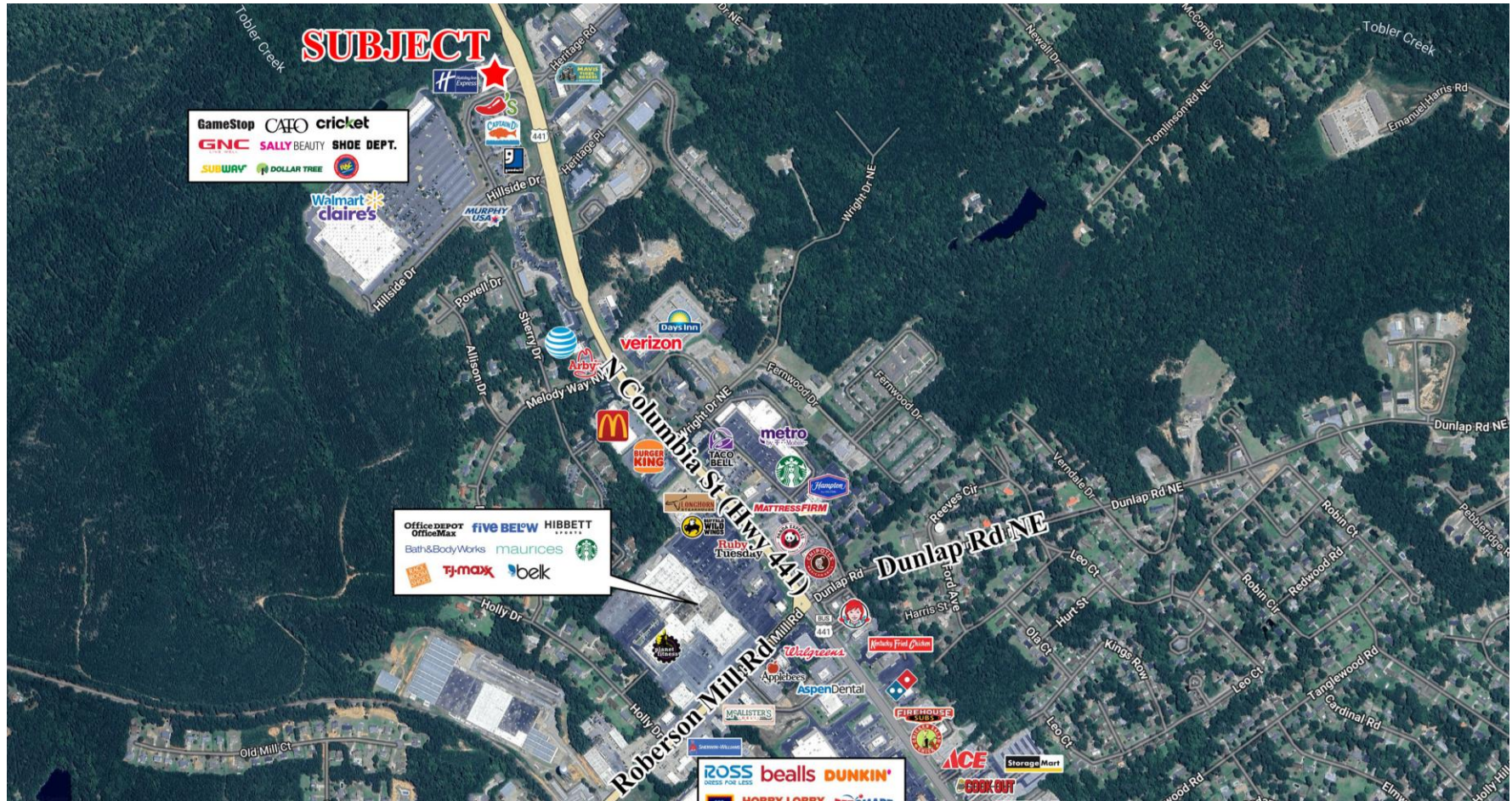
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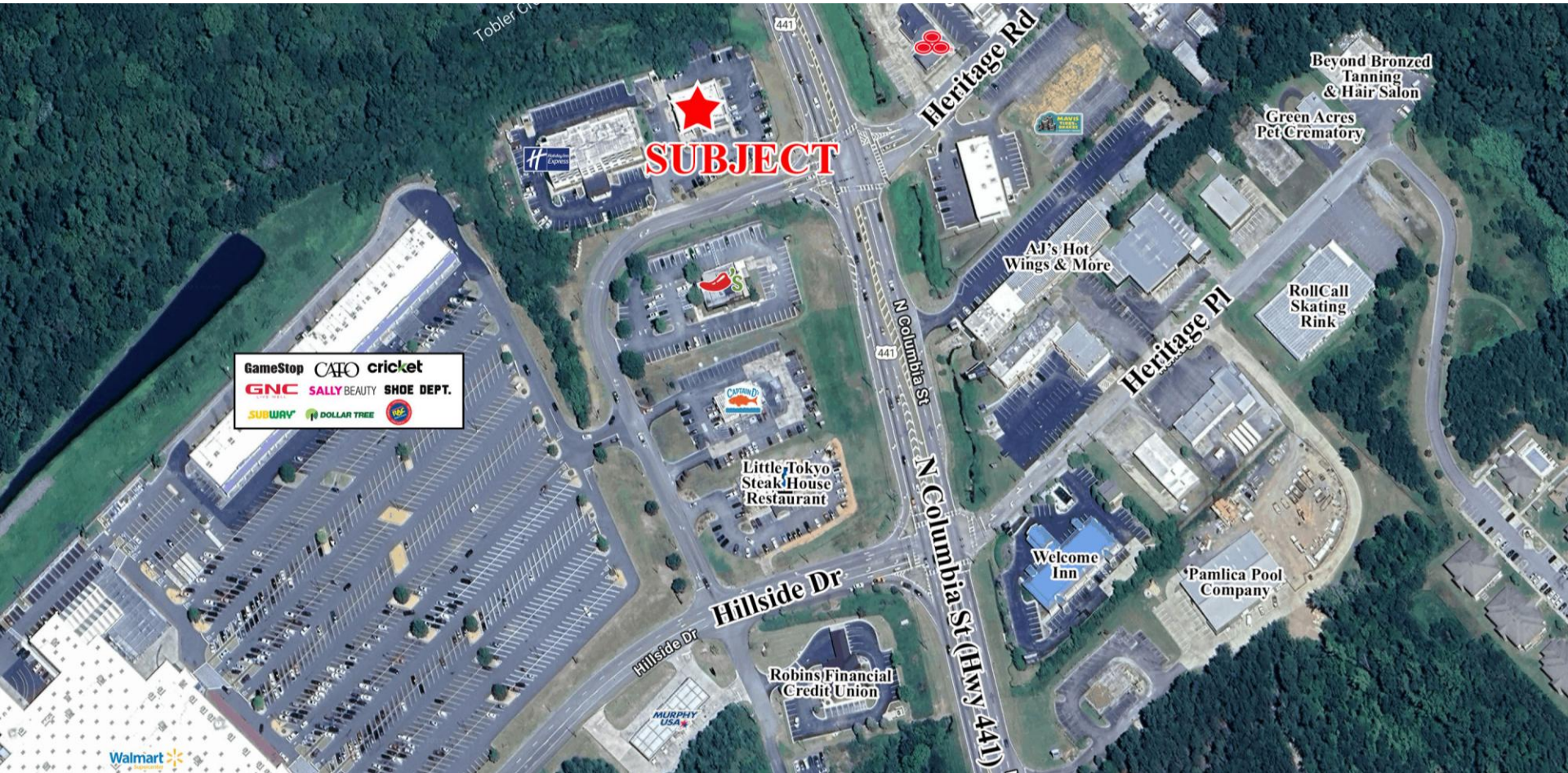
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