

**FOR SALE 21.8± Acres**  
**2840 North Columbia Street (Hwy 441)**  
**Milledgeville, GA 31061**



Summary

Area Info

Aerial

Survey



**21.8± AC**

**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
jonathan@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

**FOR SALE 21.8± Acres**  
**2840 North Columbia Street (Hwy 441)**  
**Milledgeville, GA 31061**



Summary

Area Info

Aerial

Survey

**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** 2840 North Columbia Street  
Milledgeville, GA 31061

**County:** Baldwin

**Frontage:** 780± SF

**Utilities:** Water, Electric

**Traffic Count:** North Columbia Street - 15,656 VPD  
Log Cabin Road NE - 6,157 VPD

**SITE**

**Site Size:** 21.8± Acres

**Parcel ID:** O84 001

**Zoning:** No Zoning (located in the county)

Demographics 2025	3 Miles	5 Miles	10 Miles
Population	8,835	17,301	49,399
Avg HH Income	\$113,072	\$124,148	\$94,621
Median Age	43.7	42.2	39.6

**SALE PRICE: \$87,000.00/Acre**

**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
jonathan@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

## AREA INFORMATION

### PROPERTY

This 21.8-acre commercial land parcel at **2840 North Columbia Street in Milledgeville, GA** is strategically positioned along one of the city's primary and most heavily traveled retail corridors. Surrounded by established national retailers, restaurants, and service providers, the site benefits from strong visibility, traffic, and proven commercial demand. The size and location offer exceptional development flexibility, making the property ideal for retail, mixed-use, or multifamily projects, with potential configurations ranging from big-box or grocery-anchored centers to workforce or market-rate housing with complementary retail pads. Milledgeville's young demographic profile, strong rental housing demand, and regional draw further enhance the appeal of this tract, which represents one of the few remaining large development opportunities along North Columbia Street. With ample frontage, utilities nearby, and direct access to the market's existing commercial core, this parcel presents a rare chance for developers and national retailers to establish a significant presence in a growing and underserved trade area.

### LOCATION

Located on North Columbia Street - a primary commercial thoroughfare in Milledgeville with nearby businesses including Kroger, Publix, Walgreens, The UPS Store, Walmart, Lowe's, Hobby Lobby, PetSmart, Ross Dress for Less, Tractor Supply Company, LongHorn Steakhouse, Buffalo Wild Wings, Starbucks etc.

#### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
jonathan@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

**FOR SALE 21.8± Acres**  
**2840 North Columbia Street (Hwy 441)**  
**Milledgeville, GA 31061**

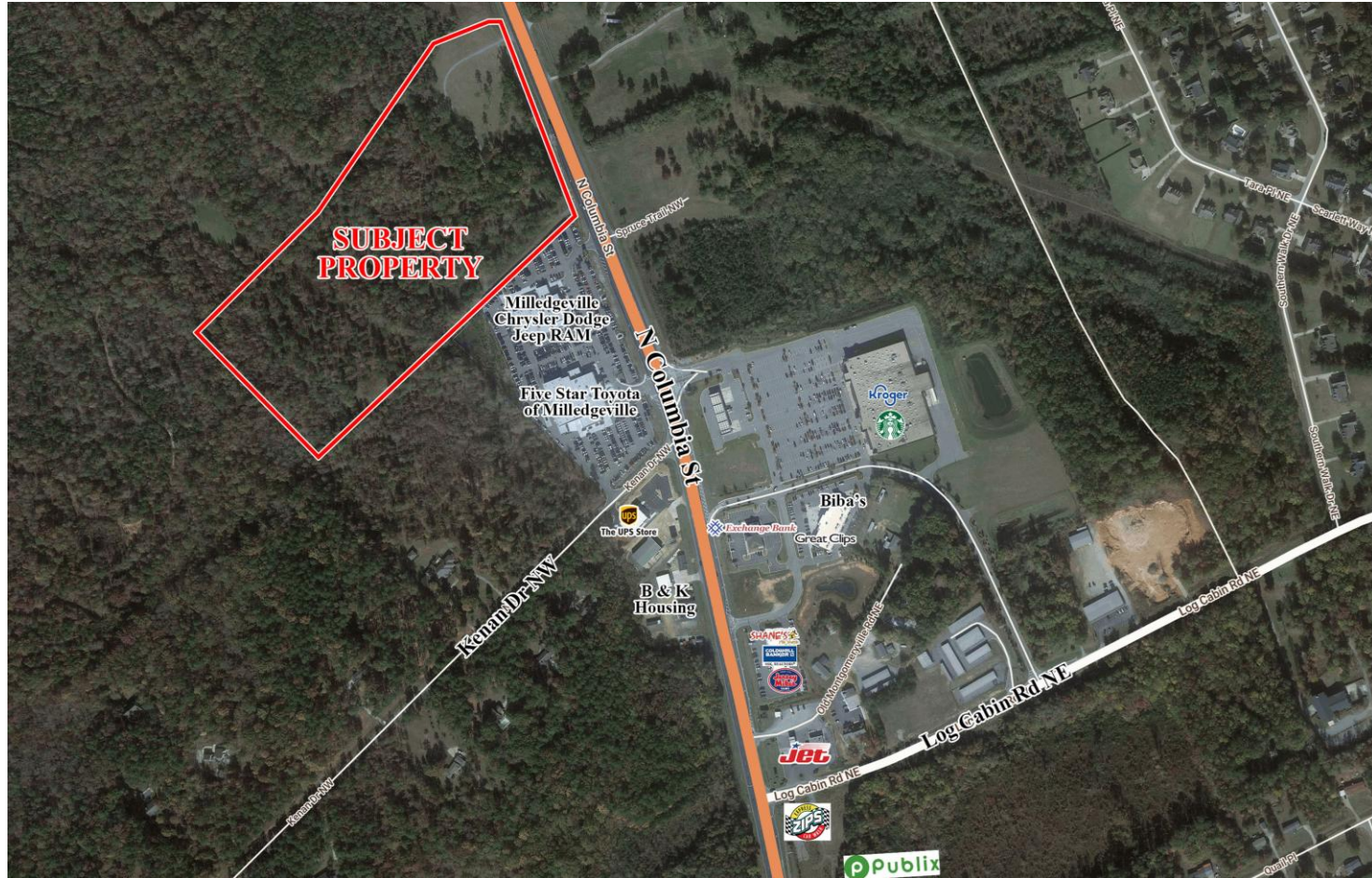


Summary

Area Info

Aerial

Survey



**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
jonathan@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# FOR SALE 21.8± Acres

## 2840 North Columbia Street (Hwy 441)

### Milledgeville, GA 31061

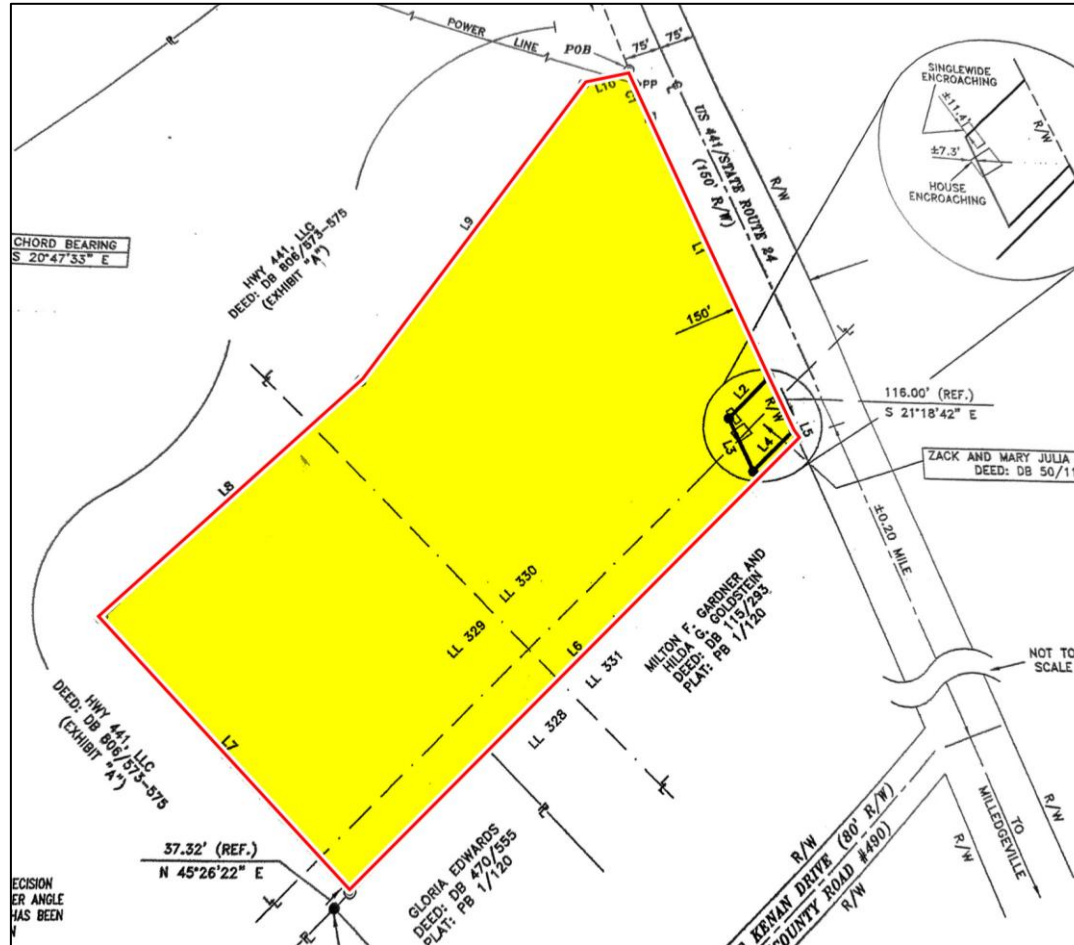


Summary

Area Info

Aerial

Survey



#### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
jonathan@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>