

1.45 AC Commercial Property
2993 North Columbia Street (Hwy 441)
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



SALE PRICE: \$500,000.00

CONTACT

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

Jim Fain, Managing Broker
478-746-9421 Office
478-363-2154 Cell
jfain@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.

1.45 AC Commercial Property
2993 North Columbia Street (Hwy 441)
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map

PROPERTY INFORMATION

BUILDING	
Property Address:	2993 North Columbia Street Milledgeville, GA 31061
Frontage:	N Columbia Street - 195'
Depth:	410'
Total Building Size:	3,300 SF
Taxes:	\$4,106.55 (2026 est.)
Utilities:	All Available
Traffic Count:	N Columbia Street - 23,600 VPD

SITE	
Site Size:	1.45 Acres
Parcel ID:	083C 001
County:	Baldwin
Zoning:	None - County Land Plan

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	718	6,377	14,656
Avg HH Income	\$105,989	\$116,741	\$114,563
Median Age	42.8	45.2	46.7

SALE PRICE: \$500,000.00

CONTACT

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

Jim Fain, Managing Broker
478-746-9421 Office
478-363-2154 Cell
jfain@fickling.com



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

1.45 AC Commercial Property

2993 North Columbia Street (Hwy 441)

Milledgeville, GA 31061

[Summary](#)[Area Info](#)[Photos](#)[Aerial](#)[Site Map](#)

SITE

±1.45 Acre commercial property positioned along the established North Columbia Street corridor in Baldwin County. Formerly operated as a used-car lot, property offers an existing site configuration that is well suited for automotive sales, golf cart sales, boat and powersports sales, equipment display, rental operations, contractor use, or other service-commercial businesses.

LOCATION

The property benefits from a visible location on a heavily-traveled commercial corridor serving northern Milledgeville, Lake Sinclair, and surrounding residential and recreational areas. Neighboring businesses in the area include ACE Hardware, Waffle House, Dollar General, Criswell Mini Storage, Sinclair Powersports, Legends Seafood & Grill, Los Magueyes, and Little River Park Campground.

CONTACT	Jonathan Schuemann	Jim Fain, Managing Broker
	478-746-9421 Office	478-746-9421 Office
	561-676-4633 Cell	478-363-2154 Cell
	jonathan@fickling.com	jfain@fickling.com

HIGHLIGHTS

- 1.45 Acre commercial property in highly traveled commercial corridor
- Former used-car lot with an established vehicle-oriented site layout
- Ample outdoor area for vehicle inventory, equipment display, customer parking, and business operations
- Suitable for an owner-user, investor, or redevelopment purchaser
- Potential for range of service-commercial uses, subject to zoning and governmental approval



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

1.45 AC Commercial Property

2993 North Columbia Street (Hwy 441)

Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



CONTACT

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

Jim Fain, Managing Broker
478-746-9421 Office
478-363-2154 Cell
jfain@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.

1.45 AC Commercial Property

2993 North Columbia Street (Hwy 441)

Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



CONTACT

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

Jim Fain, Managing Broker
478-746-9421 Office
478-363-2154 Cell
jfain@fickling.com



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

1.45 AC Commercial Property
2993 North Columbia Street (Hwy 441)
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



CONTACT

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

Jim Fain, Managing Broker
478-746-9421 Office
478-363-2154 Cell
jfain@fickling.com



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