

FOR SALE - 1.33 Acre Downtown Development Tract

500 North Columbia Street

Milledgeville, GA 31061



Summary

Area Info

Aerial

Site Map



CONTACT

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

Jim Fain, Managing Broker
478-997-6400 Office
478-363-2145 Cell
jfain@fickling.com

Fancy Robinson
478-997-6400 Office
478-451-9772 Cell
frobinson@fickling.com

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



577 Mulberry St, Suite 1100
Macon, GA 31201
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PROPERTY INFORMATION

PROPERTY

Property Address: 500 North Columbia Street
Milledgeville, GA 31061

County: Baldwin

Multifamily Density: 6-14 Units/Acre

Topography: Gently Rolling

Frontage: North Columbia Street - ±348’
West Charlton Street - ±126’

Traffic Count: North Columbia Street - 12,800 VPD

SITE

Site Size: 1.33 Acres

Parcel ID: M58 072

Zoning: Multifamily Residential

SALE PRICE: \$1,200,000

Demographics 2026	3 Miles	5 Miles	10 Miles
Population	20,255	29,663	46,015
Avg HH Income	\$75,650	\$88,763	\$93,439
Median Age	31.8	34.4	38.2

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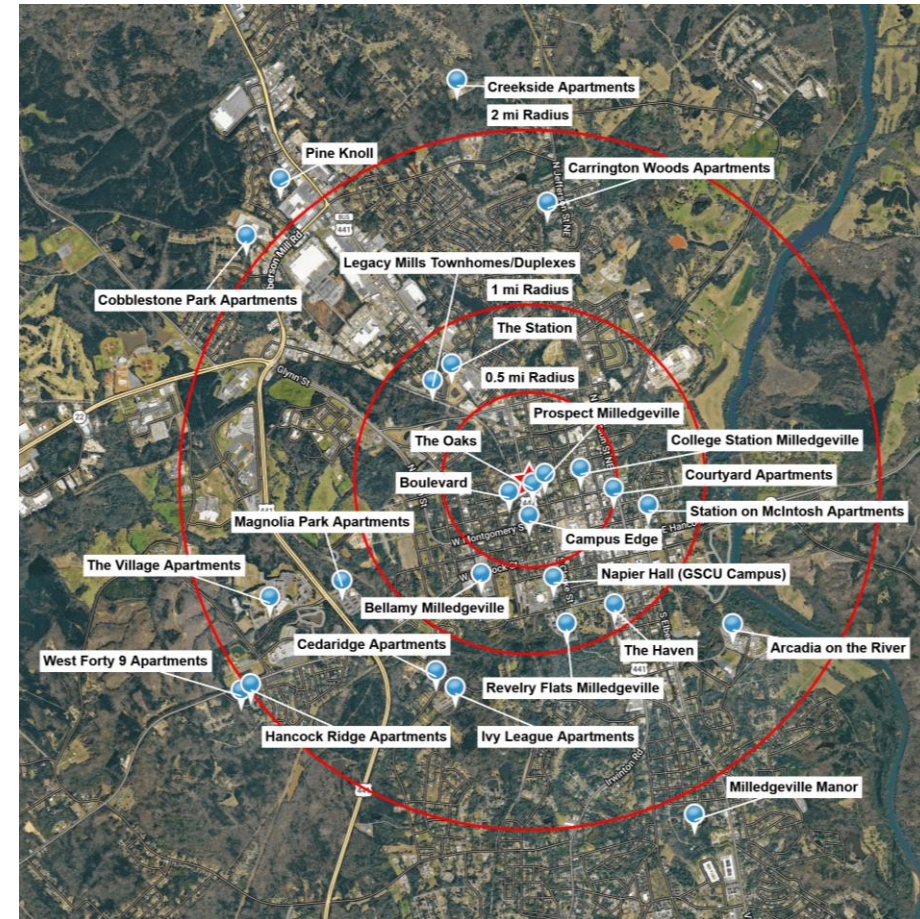
PROPERTY INFORMATION

SITE

Property consists of approximately 1.33 acres improved with an existing church facility. Although currently used as a church, the property's highest and best use appears to be adaptive reuse or residential redevelopment. Its proximity to Downtown Milledgeville and Georgia College & State University, coupled with existing utilities, visibility, and established access, positions it as one of the strongest remaining infill redevelopment opportunities in the local market.

LOCATION

The property benefits from frontage on North Columbia Street, existing parking, mature infrastructure, and surrounding institutional, commercial, and residential development. Potential uses include student housing, market-rate multifamily, townhomes, or continued institutional occupancy.



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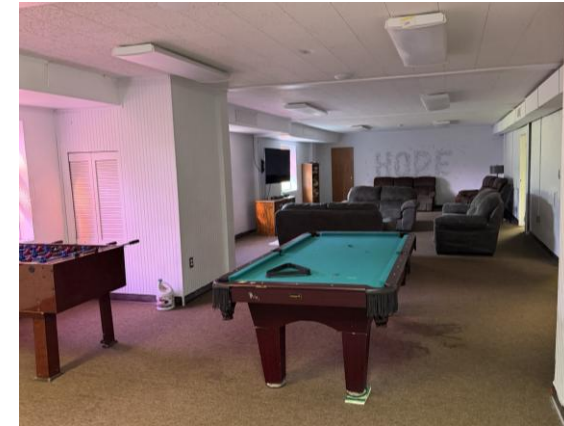
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CHURCH:



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BACK HOUSE:



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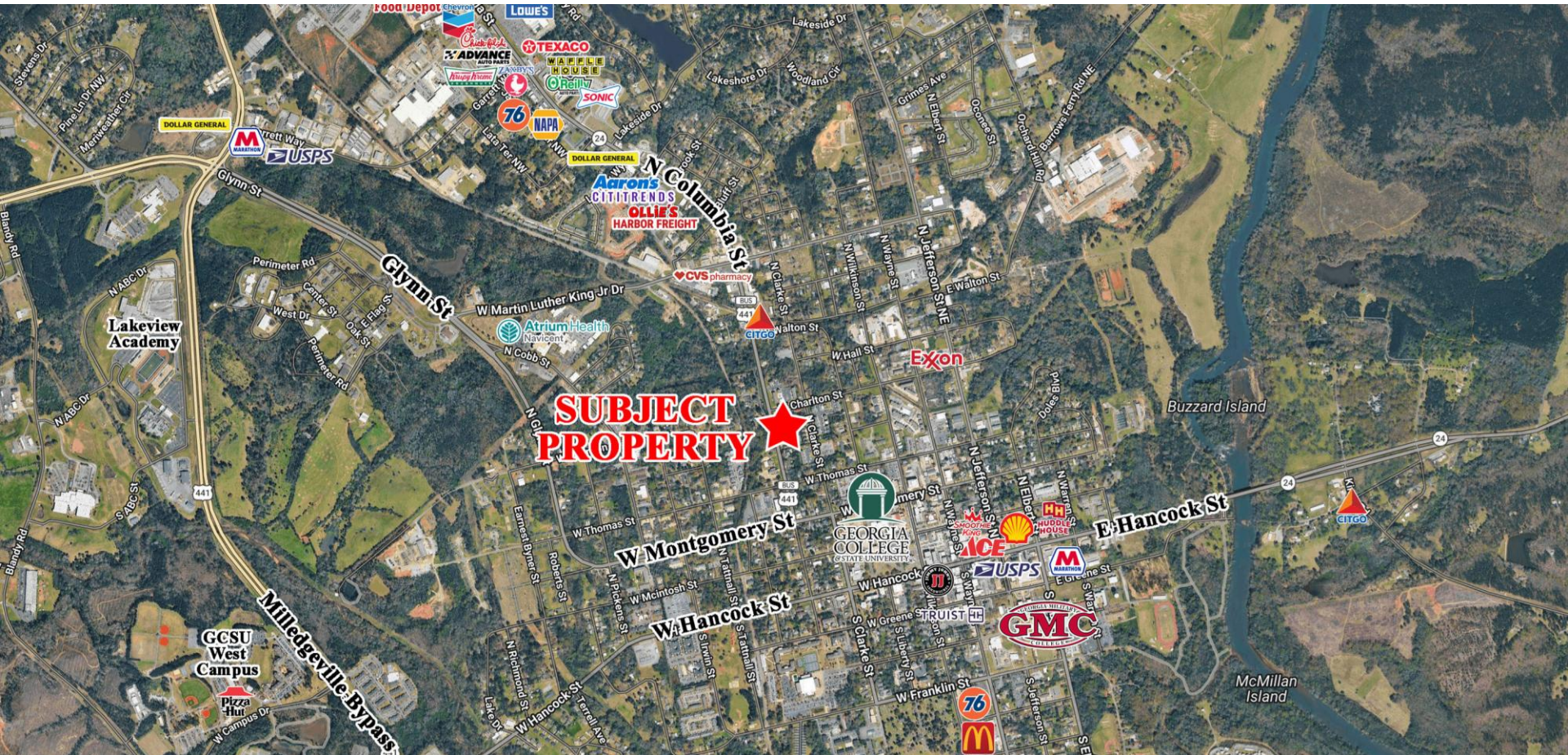


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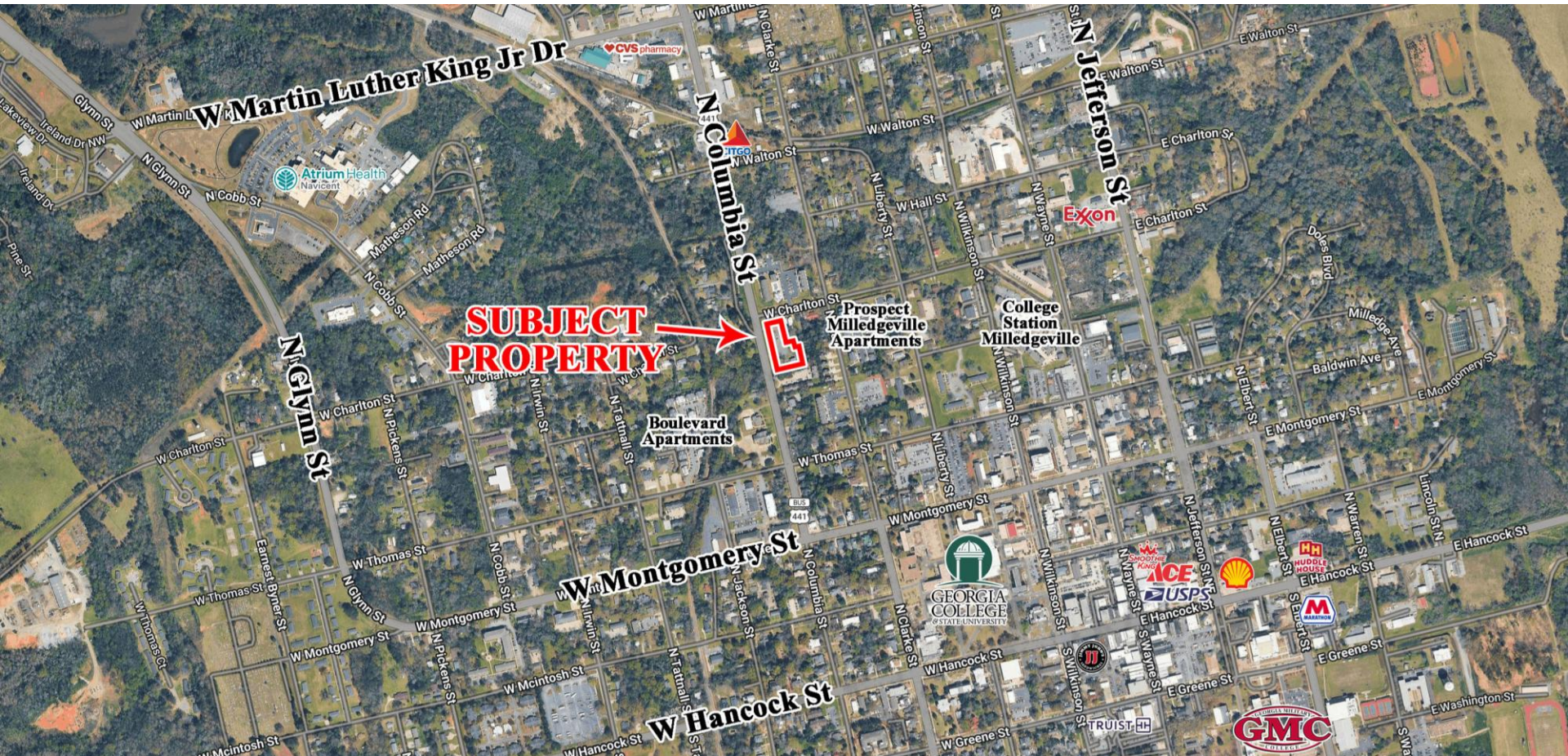


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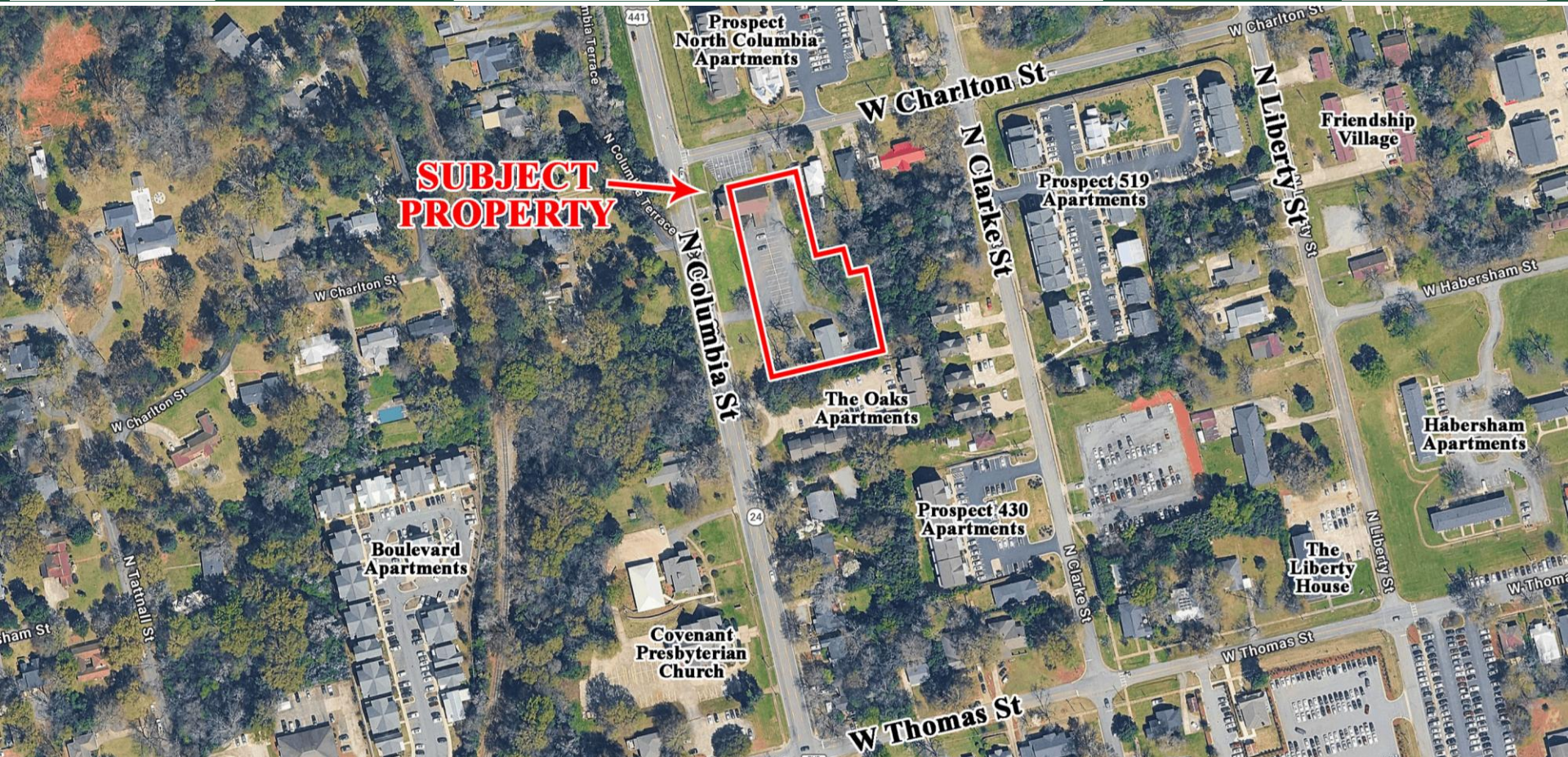


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