

# Old Capitol Square Shopping Center

2485 N. Columbia St.

Milledgeville, GA 31061



## TOTAL SQUARE FOOTAGE:

79,025 sf

## ANCHORS:

Big Lots (30,625 sf)

Family Dollar (7,200 sf)

**TRAFFIC:** 45,000 vehicles per day

**NOTES:** Shopping center is located on a heavily travelled retail corridor, directly across

**Lease Rate: \$9.00/sf NNN**  
**Tenant pays utilities**

Estimated NNN varies based on location:

Phase I: \$1.13 psf

Phase II: \$1.47 psf

**FOR MORE  
INFORMATION  
CONTACT**

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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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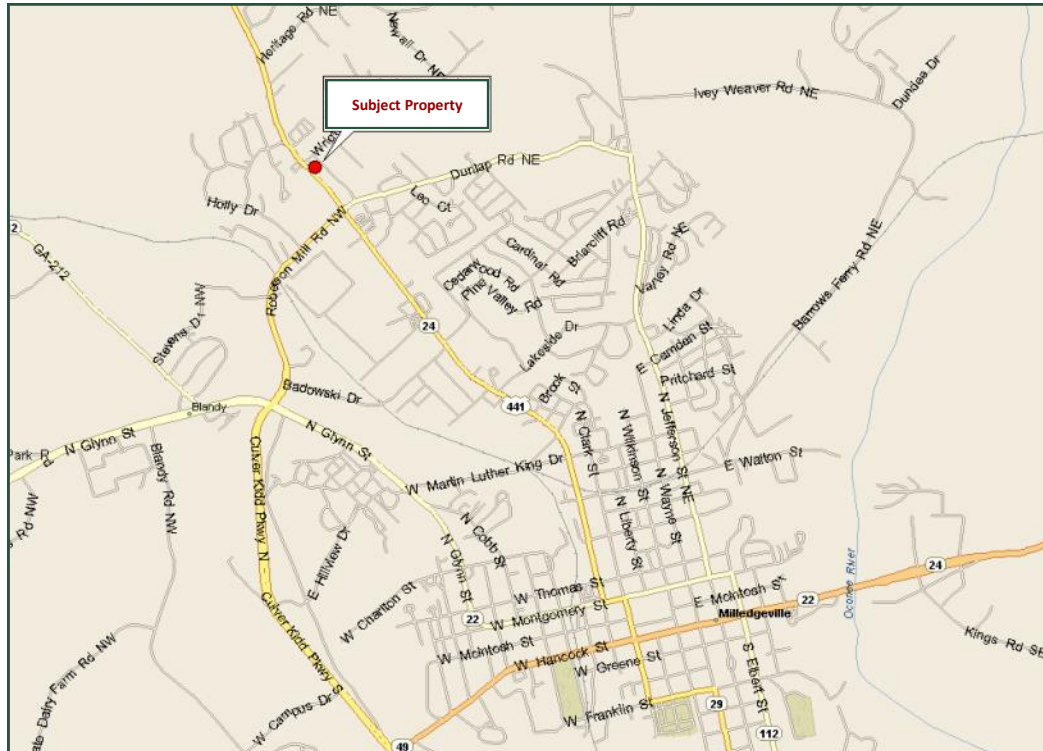
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## 2017 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,203	15,071	13,332
Median Age	39.8	26.3	37.9
Average HH Income	\$70,468	\$50,384	\$49,376



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Tenant	Unit	Unit Size
<b>PHASE II</b>		
Laundry Room	85	1,200
Three Rivers Home Health	86	1,200
Three Rivers Home Health	87	1,200
Sweet P's	88	1,200
<b>AVAILABLE (former loan office)</b>	<b>89</b>	<b>1,800</b>
<b>AVAILABLE (former Buddy's Rent To Own)</b>	<b>90</b>	<b>4,000</b>
UNI Beauty Supply	95	4,000
<b>AVAILABLE (former loan office)</b>	<b>100</b>	<b>1,400</b>
<b>PHASE I</b>		
Lieu's Peking Chinese Restaurant	101	2,400
Smartphone Repair	103	1,200
Game Bazaar	104	1,200
Family Dollar	105	7,200
Off the Leash	106	1,750
Curves	107	1,750
Big Lots	108	30,625
Enterprise Rent-A-Car	109	1,400
Lucky Nails	110	1,400
Acceptance Insurance Inc.	111	1,400
Day Spa	112	2,800
Pink Poodle Pets & Grooming	114	1,800
<b>AVAILABLE (former furniture)</b>	<b>116/117</b>	<b>2,400</b>
EyeCare Assoc. of Middle GA	118	1,800
Young's Jewelry & Repair	120	1,200
<b>AVAILABLE (former dentist office)</b>	<b>121</b>	<b>1,200</b>
Sunset Finance	122	1,500

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