

Former Factory Connections  
1810 N. Columbia Street  
Milledgeville, GA 31061

 **FICKLING  
& COMPANY**  
A Full Service Real Estate Company  
[commercial.fickling.com](http://commercial.fickling.com)



**Lot Size:** 6.15 acres  
**Building Size:** 54,765 SF - 2 tenant building, Food Depot anchored center  
5,000 SF AVAILABLE  
**Utilities:** All available  
**Parking:** 253 shared spaces  
**Year Built:** Renovated in 2014  
**Zoning:** Community Commercial  
**Traffic Count:** 33,800 VPD

**Notes:** Located less than 2 miles from downtown Milledgeville, Georgia College & State University & Georgia Military College. Adjacent to 140,000 sf Town Central Shopping Center. High traffic - high demand area.

**Neighbors:** Food Depot, Tractor Supply, Hibbett Sports, Lowe's, BoJangles, Milledgeville Mall, Hobby Lobby, BodyPlex Fitness, Georgia Power, K Beauty & Century Bank. Coming soon: Ross, PetsMart & Beall's Outlet. Ideal location for retail, office or medical office.

**MOVE-IN  
SPECIAL!**

~~**Lease Price: \$8.00 psf/NNN**~~

**REDUCED Price: \$7.00 psf/NNN**

**FOR MORE  
INFORMATION  
CONTACT**

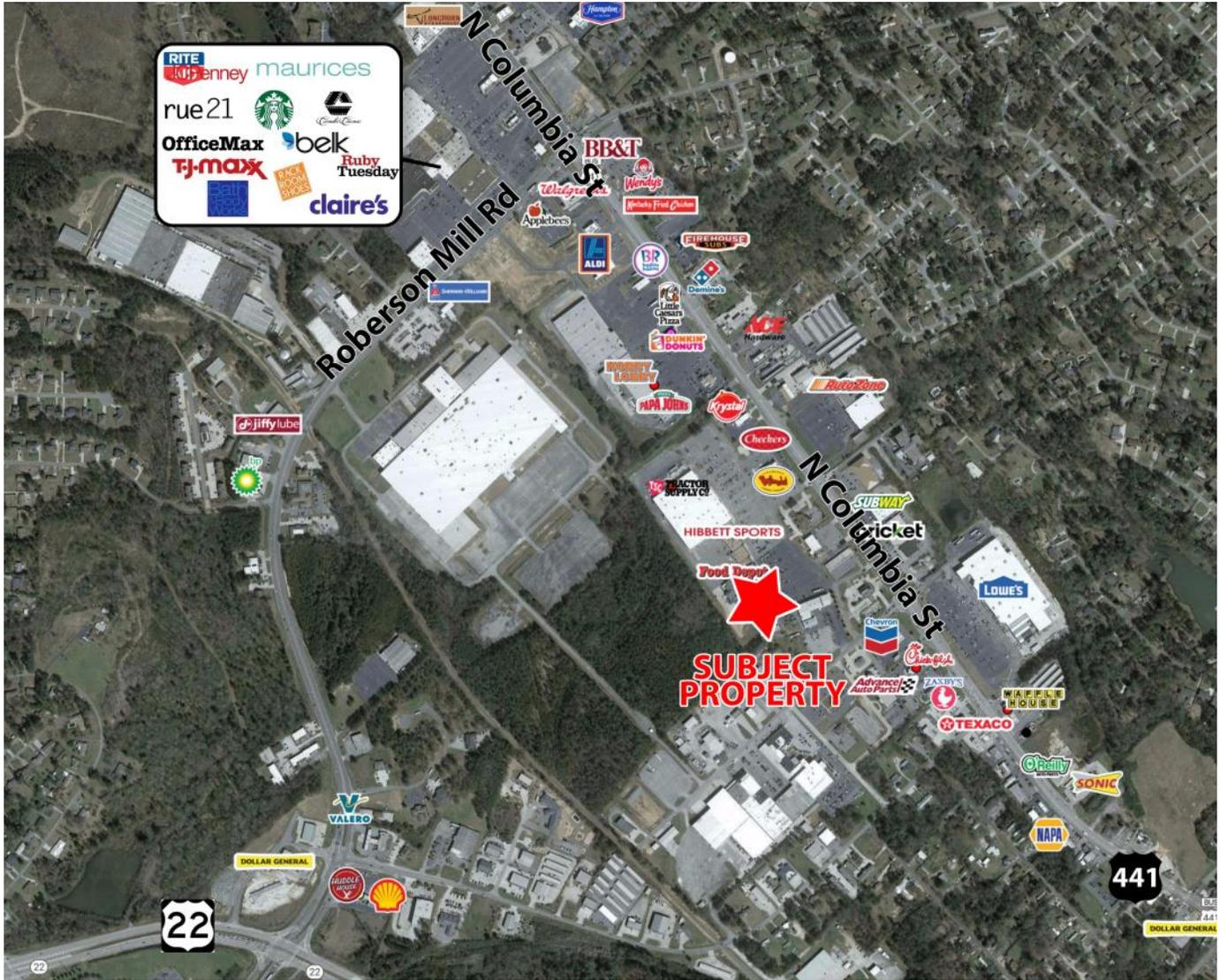
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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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2019 Demographics			
	1 Mile	3 Miles	5 Miles
Population	3,656	17,698	29,093
Median Age	38	30.8	33.9
Avg. Household Income	\$59,292	\$42,881	\$49,233

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