

Available Suites Located In Baldwin Plaza
1841 North Columbia Street
Milledgeville, GA 31061



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



LEASE PRICE: \$12.00/psf NNN

Tenant pays own utilities (\$2.85 Taxes, Insurance, & CAM)

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 1841 North Columbia Street
 Milledgeville, GA 31061

County: Baldwin

Total Size: 44,730± SF

Available: **1,000 SF**
3,200 SF

Utilities: All Available

Parking: Ample Parking Lot – 230 Spaces

Traffic Count: North Columbia Street – 36,728

Frontage: 440'± ft on North Columbia Street

SITE

Site Size: 7.6 AC

Parcel ID: M53 020

Zoning: Community Commercial

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Demographics 2024	3 Miles	5 Miles	10 Miles
Population	16,432	27,964	48,388
Avg HH Income	\$100,441	\$94,375	\$95,313
Median Age	30.6	34.8	38.7

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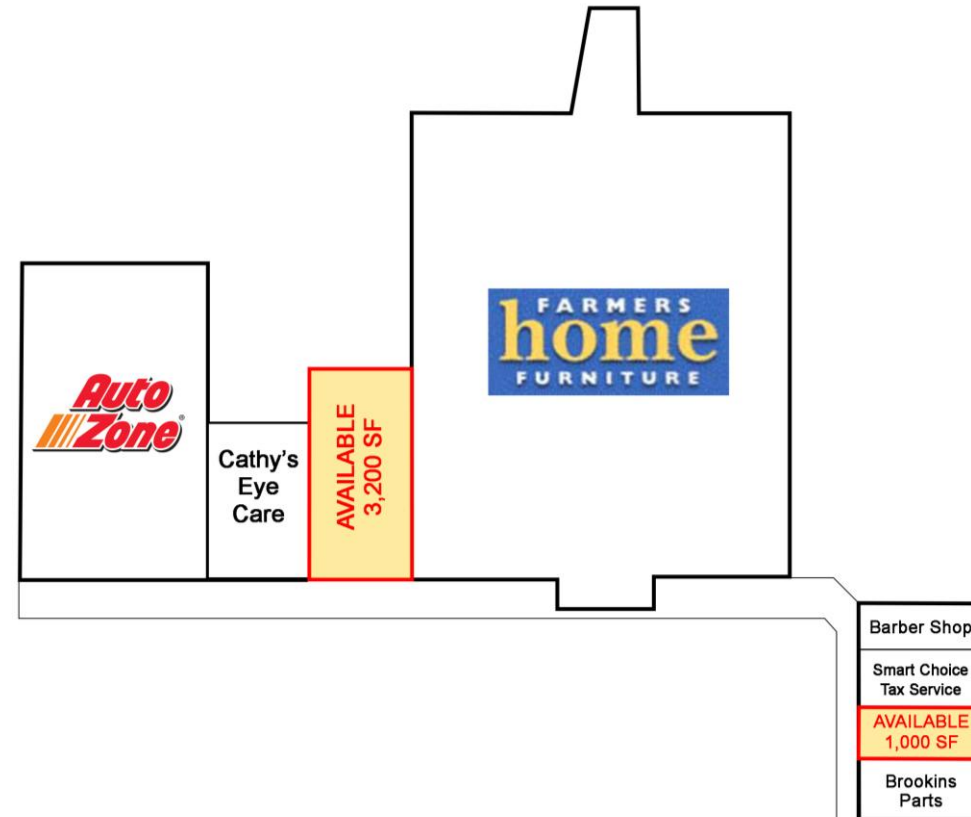
Baldwin Plaza offers a great tenant mix. Property is anchored by Farmers Home Furniture and Auto Zone. Other tenants in the plaza include Cathy's Eye Care, Millennium Kuts Barber Shop, Smart Choice Tax Service, and Brookins Parts.

Both suites available are inline spaces, see site plan for their locations in the plaza. Signage is available to tenants.

LOCATION

Property is located in the high traffic main retail corridor, has great visibility and is minutes away from Downtown Milledgeville.

Surrounding neighbors include Hobby Lobby, Tractor Supply, Lowe's, Chicken Salad Chick, Chick-fil-A, Zaxby's, Chemtex, Baker Distributing Company, and many more retailers, restaurants, and offices.



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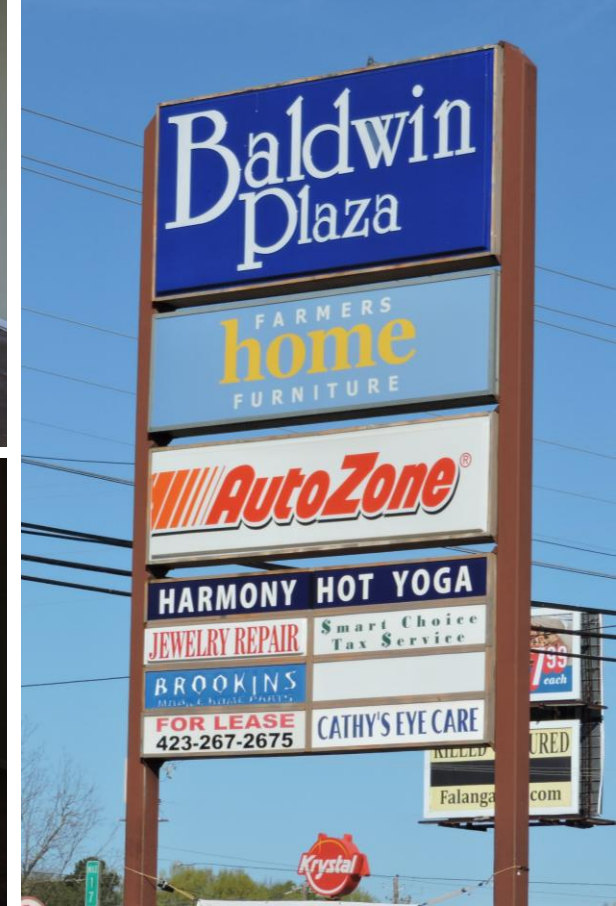
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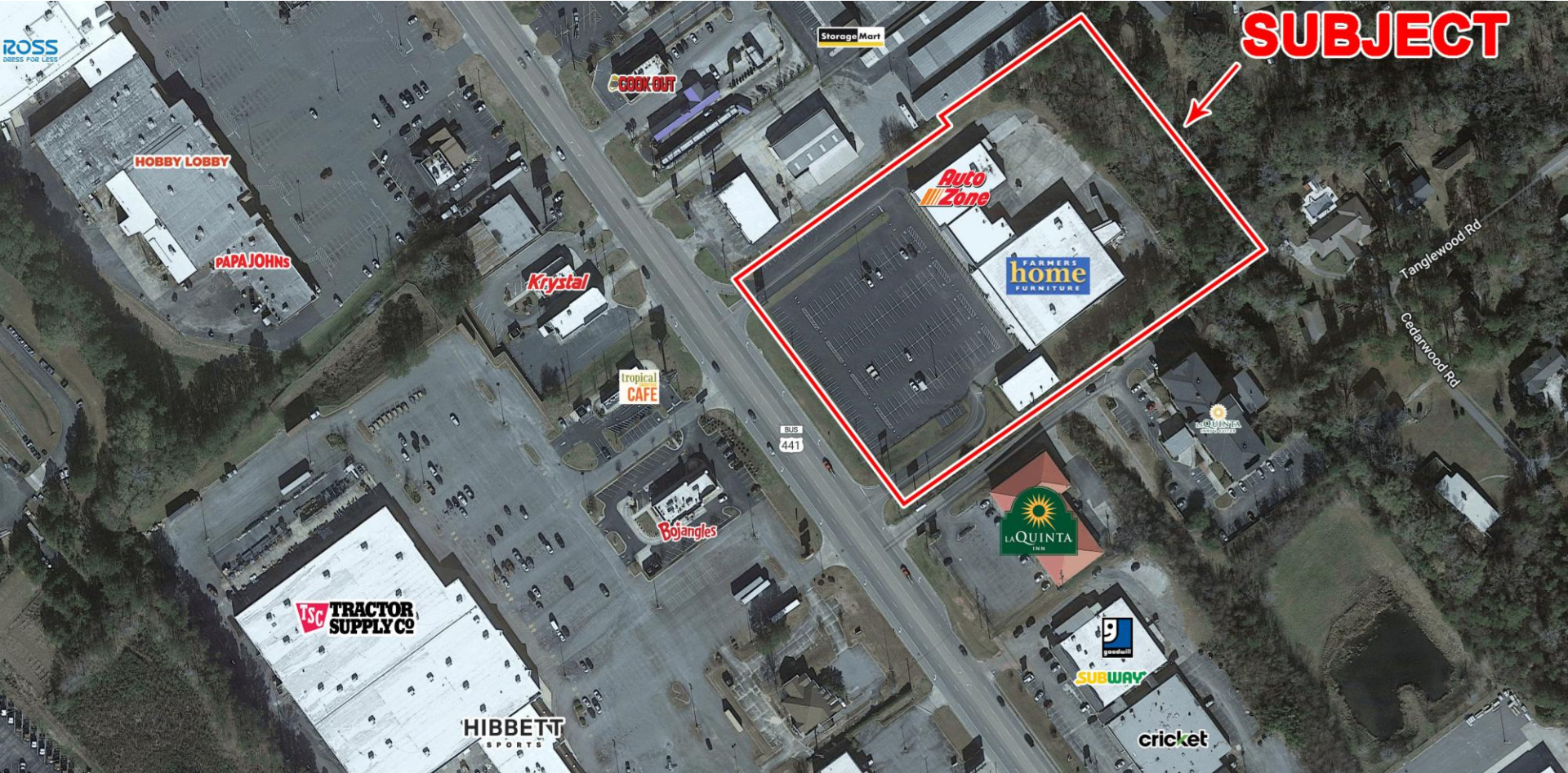
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