

# Old Capitol Square Shopping Center

2485 North Columbia Street  
Milledgeville, GA 31061

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

**Lease Price: \$12.00/SF NNN**

**Tenant Pays Utilities; NNN Estimated \$1.50/SF**

## CONTACT

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

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 2485 North Columbia Street  
Milledgeville, GA 31061

**County:** Baldwin

**Total Size:** 79,025 SF

**Available:**  
\*Suite 112 – 2,800 SF  
Suite 114 – 1,800 SF  
Suite 120 – 1,200 SF

*\*Franchise in Suite 112 is available for sale*

**Anchor:** Big Lots (30,625 SF)

**Traffic Count:** 36,000 Vehicles Per Day

### SITE

**Site Size:** 9.01 Acres

**Parcel IDs:** M73 002, M73 002A, M73 010

**Zoning:** None – In Baldwin County

**Lease Price: \$12.00/SF NNN**

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Demographics 2025	1 Mile	3 Miles	5 Miles
Population	2,296	15,901	29,037
Avg HH Income	\$106,817	\$103,555	\$94,829
Median Age	39.2	30.7	35.1

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## AREA INFORMATION

### NOTES

Ideal location for office, retail, restaurant, fitness, or medical use. Center has a great tenant mix. Shopping center is located on a heavily traveled retail corridor, directly across from the Milledgeville Mall, with Belk, TJ Maxx, OfficeMax, Longhorn Steakhouse, Starbucks, and Ruby Tuesday.

### NEIGHBORS

Surrounding neighbors include Walgreens, Panda Express, Chipotle, Buffalo Wild Wings, Popeyes, Walmart, Lowe's, Hobby Lobby, PetSmart, Tractor Supply, Hibbett Sports, Food Depot, Ross, and many more retailers, restaurants, and businesses.



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Suite 112



Suite 112



Suite 114



Suite 120



Suite 120

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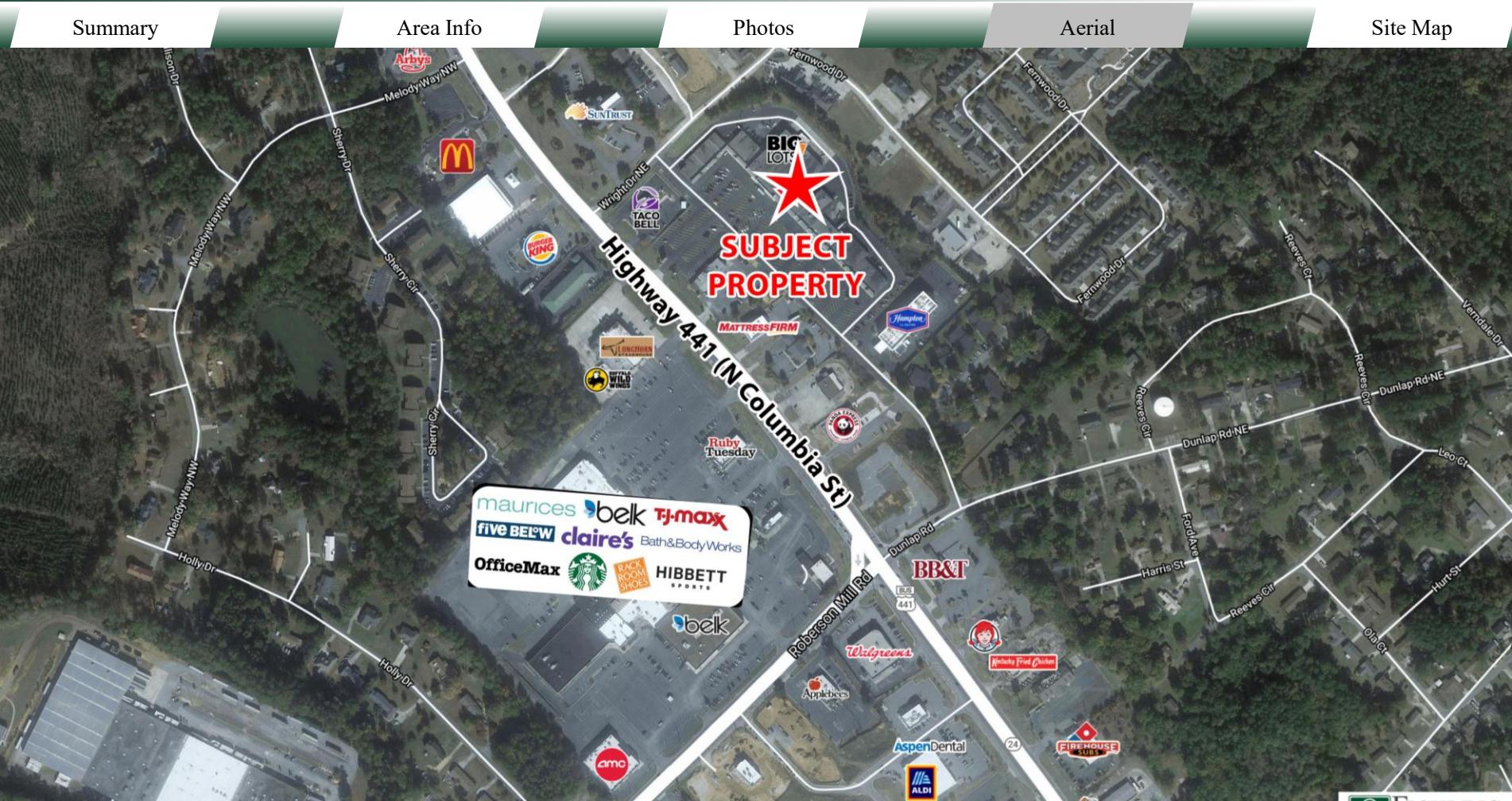


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**FICKLING**  
**& COMPANY**

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#### Tenant

Tenant	Unit	Unit SF
Laundry Room	85	1,200
Laundry Room	86	1,200
Lee Loans	87	1,200
Sweet P's	88	1,200
Pediatric Dentist	89	1,800
Pediatric Dentist	90	4,000
Corners Edge Butcher Shoppe	95	4,000
Lieu's Peking Chinese Restaurant	100	1,400
Lieu's Peking Chinese Restaurant	101	2,400
Lieu's Peking Chinese Restaurant	103	1,200
Healthy Hair Boutique Salon	104	1,200
Columbia Pub	105	7,200
The Stop	106	1,750
CT Wireless	107	1,750
Big Lots	108	30,625
Enterprise Rent-A-Car	109	1,400
Q Nails	110	1,400
Acceptance Insurance, Inc.	111	1,400
<b>AVAILABLE (*WNB Café Franchise For Sale)</b>	<b>112</b>	<b>2,800</b>
<b>AVAILABLE</b>	<b>114</b>	<b>1,800</b>
World Finance	116	1,200
Eastern Massage	117	1,200
My Eye Doctor	118	1,800
<b>AVAILABLE</b>	<b>120</b>	<b>1,200</b>
Robbins Office	121	1,200
Sunset Finance	122	1,500



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