

**WNB Factory Restaurant For Lease**  
2485 North Columbia Street, Suite 112  
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map



**LEASE RATE: \$12.00/PSF NNN**

**CONTACT**

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## PROPERTY INFORMATION

### BUILDING

**Property Address:** 2485 North Columbia Street  
Suite 112  
Milledgeville, GA 31061

**County:** Baldwin

**Total Size:** 79,025 SF

**Suite Size:** Suite 112 – 1,800 SF

**Utilities:** All Available,  
200 Amp service

**Parking:** Ample

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

**Traffic Count:** 37,700 Vehicles Per Day

### SITE

**Site Size:** 9.01 Acres

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

**Zoning:** None – In Baldwin County

**Business Opportunity:** Franchise is for sale.  
Contact agent for details.

**LEASE RATE: \$12/PSF NNN**

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

### SUITE NOTES

Turnkey Operation For Sale! Owner is selling the successful business with all FF&E, including 2 new 7.5-ton HVAC units. Restaurant has been open 1+ year, and has been a great asset to Milledgeville and the shopping center. Financials available upon request. Lease term is 10 years, plus two (2) five-year options.

**Business Opportunity: Franchise is for sale. Contact agent for details.**

### LOCATION

Located on a heavily-traveled retail corridor, Old Capitol Square shopping center has Big Lots, MyEyeDoctor, Ambrose Pediatric Dental & Surgery Center, and a nail salon. Directly across from the Milledgeville Mall, with Belk, TJ Maxx, OfficeMax, Starbucks, and Ruby Tuesday.

Surrounding neighbors include El Amigo, Mattress Firm, Taco Bell, Longhorn Steakhouse, 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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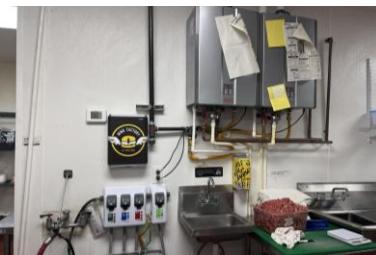
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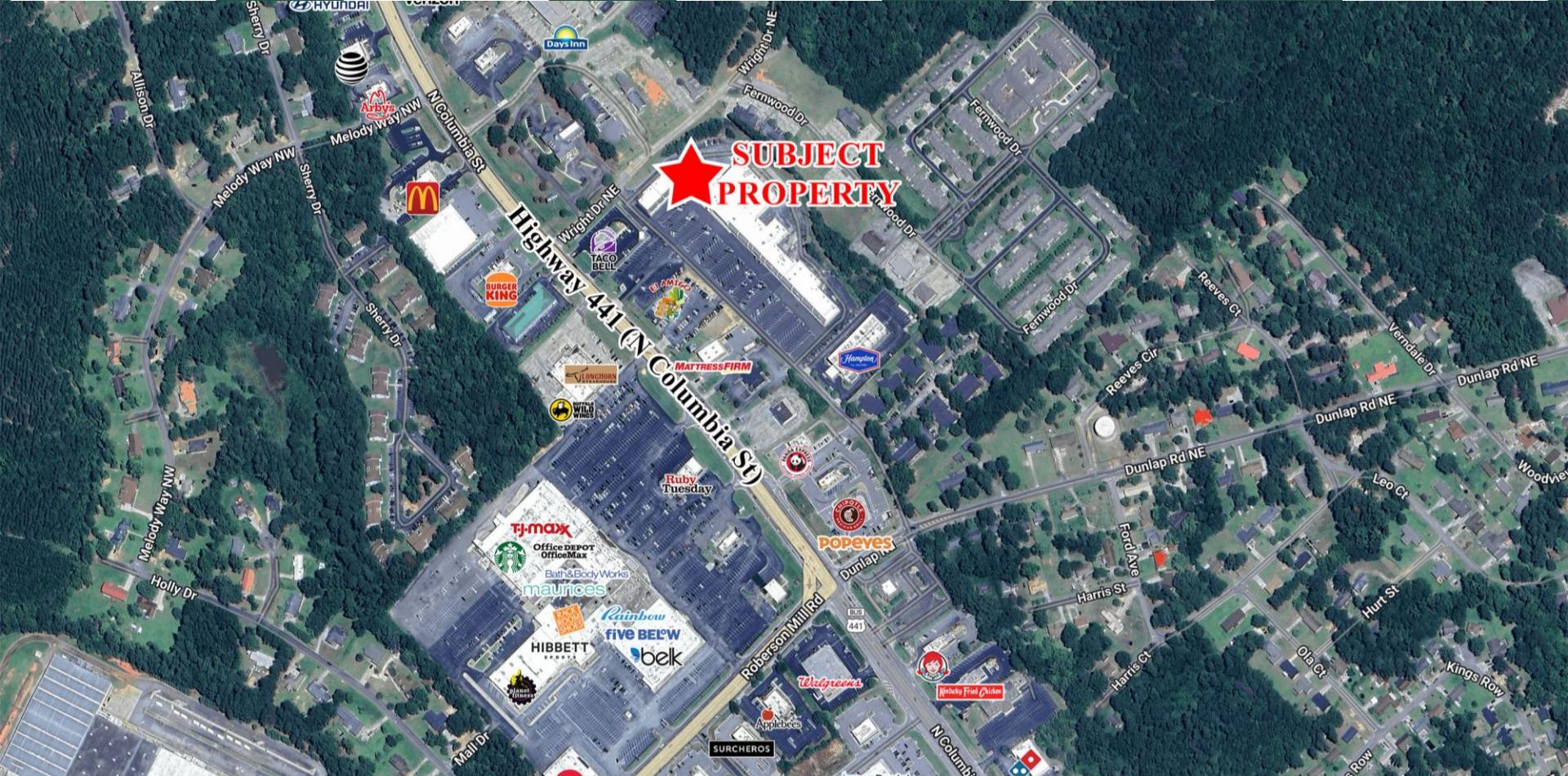


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