

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



Summary

Area Info

Photos

Aerial

Site Map

**BUSINESS OPPORTUNITY**  
**SUITE 112**



**REDUCED PRICE: \$695,000.00 SALE PRICE: ~~\$800,000.00~~**

**CONTACT**

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
jonathan@fickling.com



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

# WNB Factory Restaurant For Sale

2485 North Columbia Street, Suite 112  
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map

## 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

**REDUCED PRICE: \$695,000.00**  
~~**SALE PRICE: \$800,000.00**~~

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	2,299	15,293	28,467
Avg HH Income	\$111,204	\$104,866	\$95,018
Median Age	38.5	30.9	34.9

### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
jonathan@fickling.com



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

# WNB Factory Restaurant For Sale

2485 North Columbia Street, Suite 112  
Milledgeville, GA 31061



Summary

Area Info

Photos

Aerial

Site Map

## 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.

### 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.



### CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
jonathan@fickling.com



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

# WNB Factory Restaurant For Sale

2485 North Columbia Street, Suite 112  
Milledgeville, GA 31061



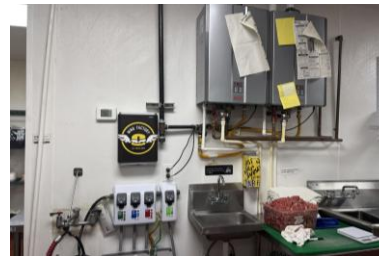
Summary

Area Info

Photos

Aerial

Site Map



## CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
jonathan@fickling.com



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

# WNB Factory Restaurant For Sale

2485 North Columbia Street, Suite 112  
Milledgeville, GA 31061



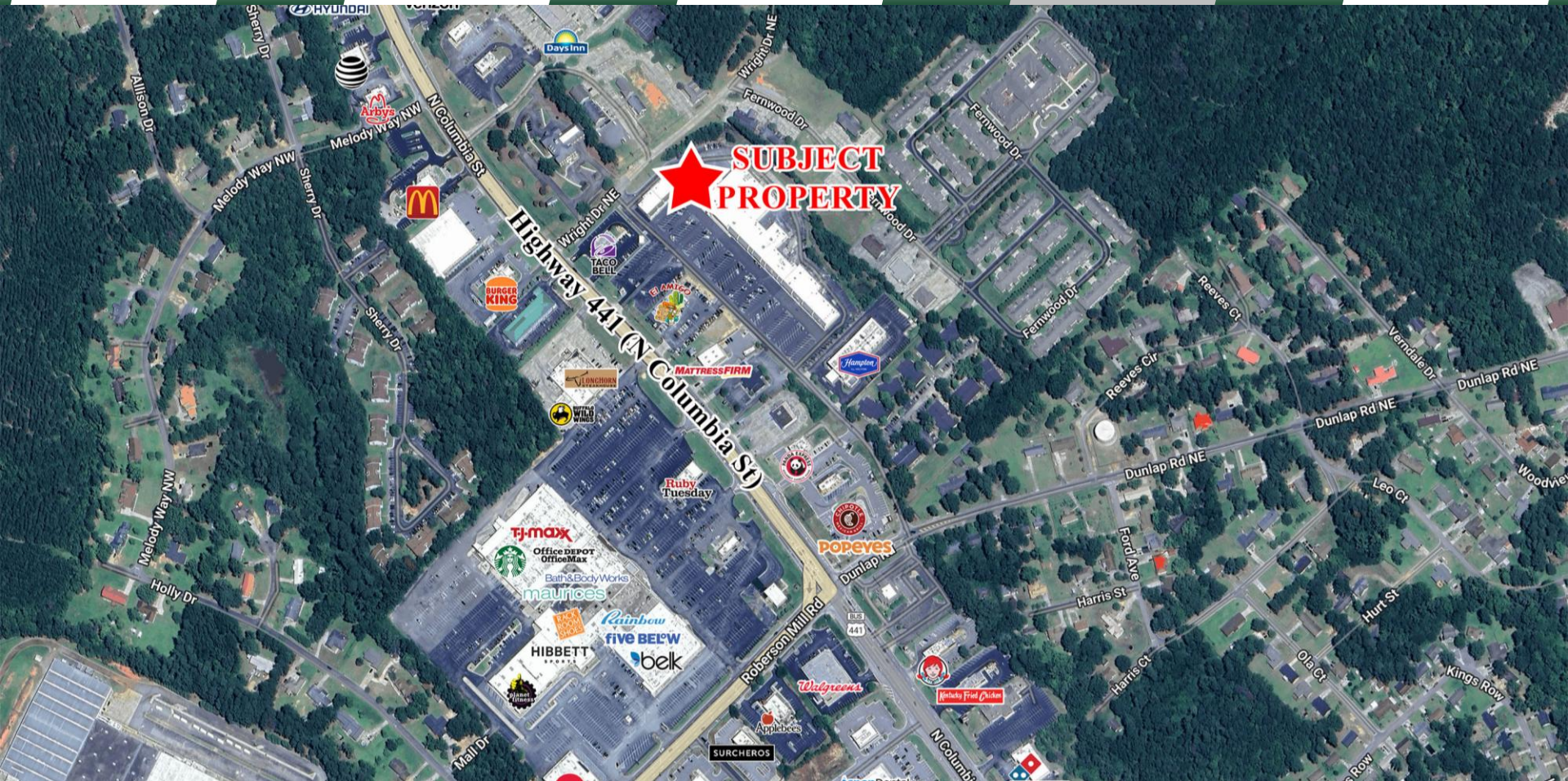
Summary

Area Info

Photos

Aerial

Site Map



## CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
jonathan@fickling.com



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

# WNB Factory Restaurant For Sale

2485 North Columbia Street, Suite 112  
Milledgeville, GA 31061



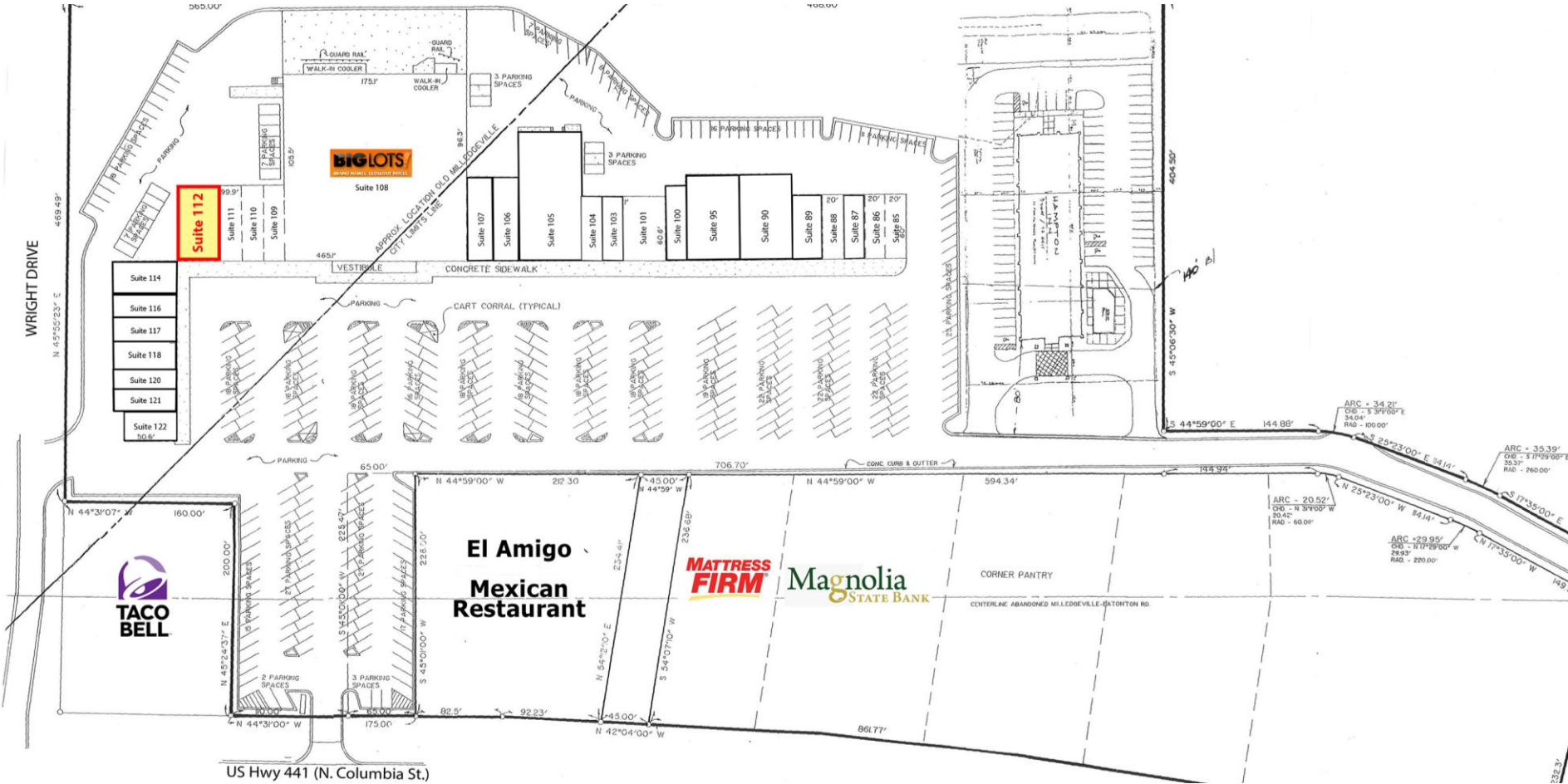
Summary

Area Info

Photos

Aerial

Site Map



## CONTACT

**Patty Burns, CCIM, ALC**  
478-746-9421 Office  
478-951-5100 Cell  
patty@fickling.com

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 Office  
478-960-4080 Cell  
trip@fickling.com

**Jonathan Schuemann**  
478-746-9421 Office  
561-676-4633 Cell  
jonathan@fickling.com



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