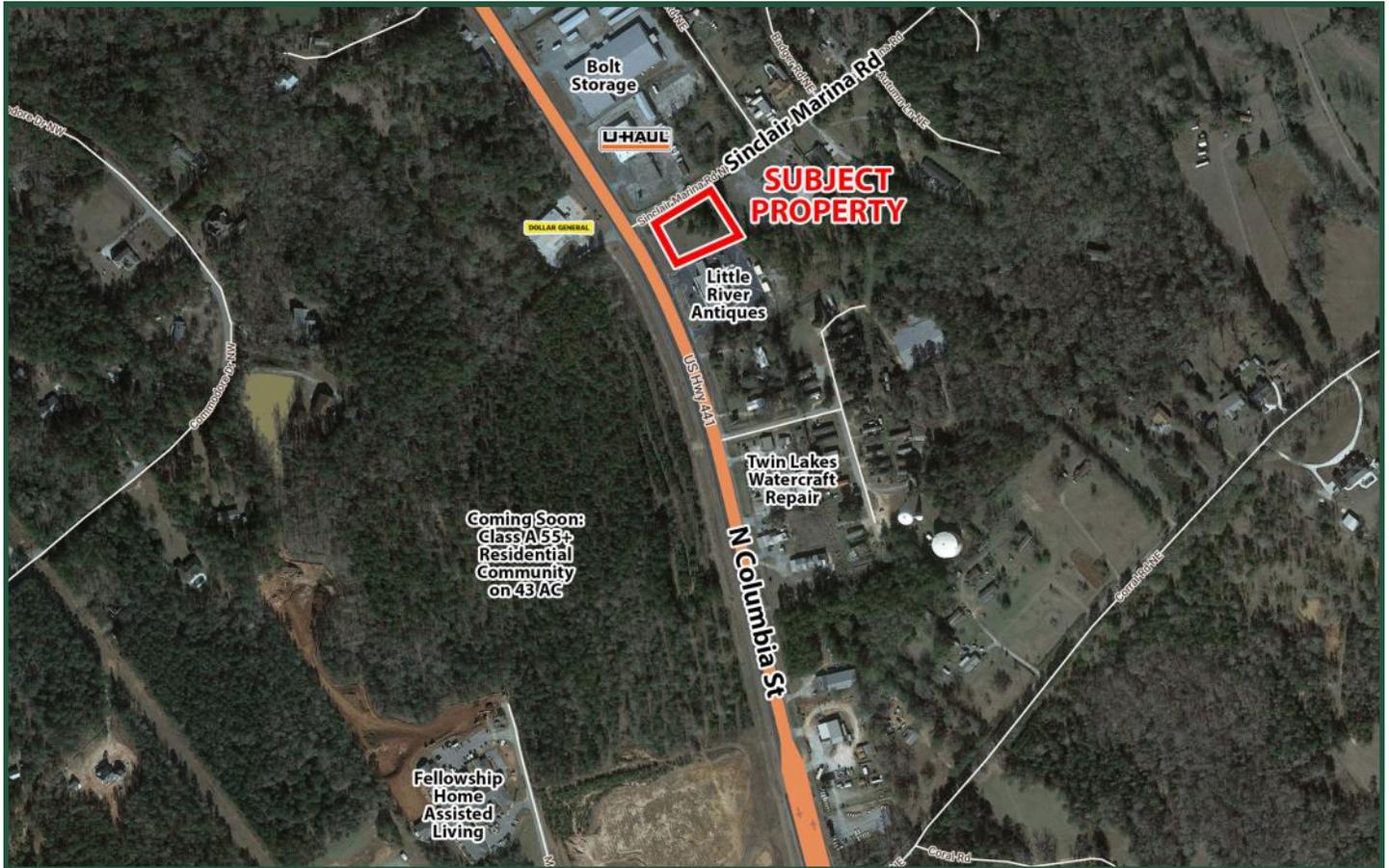


Corner Lot For Sale  
2963 N Columbia Street  
Milledgeville, GA 31061

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



**Lot Size:** 1.1 AC

**Frontage:** ±182' on N Columbia Street  
±244' on Sinclair Marina Road

**Topography:** Level - road grade

**Utilities:** All available

**Traffic:** 22,800 VPD on N Columbia Street

**Zoning:** Located in County - No zoning (land plan)

**Notes:** Located in the path of growth

**Nearby Businesses:** Little River Antiques, Twin Lakes Watercraft Repair, Bolt Storage, Dollar General, Victory Baptist Church, Fellowship Assisted Living, 55+ Residential Community on 43 AC, Sinclair Marina (0.5 miles), Kroger (1.3 miles), and Publix (1.8 miles).

**Sale Price: \$199,000**

**FOR MORE  
INFORMATION  
CONTACT**

Trip Wilhoit, CCIM, ALC  
478-746-9421 (O)  
478-960-4080 (C)  
[trip@fickling.com](mailto:trip@fickling.com)

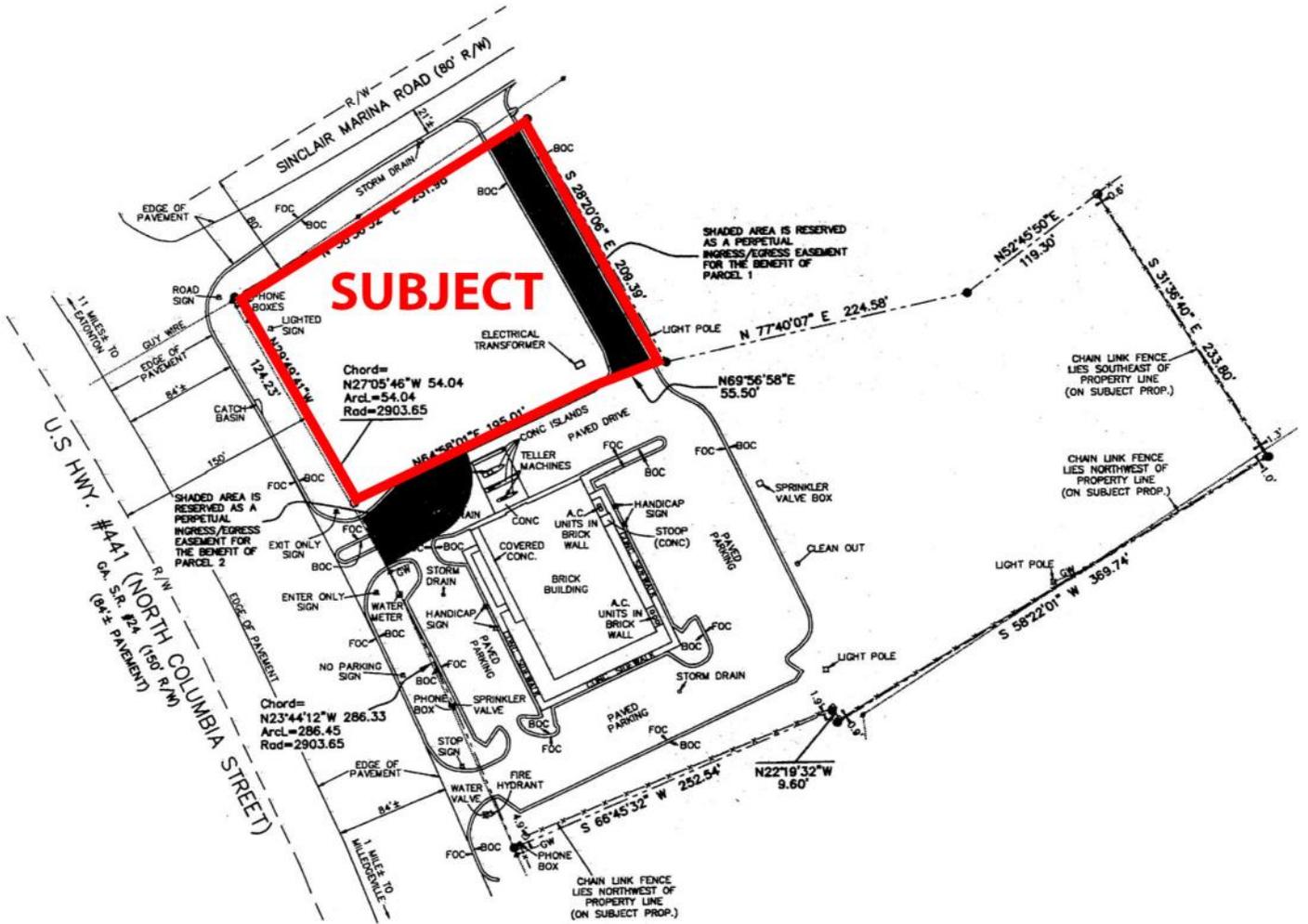
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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015  
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Corner Lot For Sale  
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**PLAT & DEMOGRAPHICS**



2022 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	1,935	6,612	13,724
Median Age	41.3	43.1	43.9
Average HH Income	\$83,028	\$92,968	\$105,303

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