

# Baldwin County Commercial Lot

3035 N Columbia Street  
Milledgeville, GA 31061



- Lot Size:** ±0.92 AC
- Zoning:** None (located in the county)
- Frontage:** ±100'
- Topography:** Flat
- Taxes:** \$1,146.02 (2022 est.)
- Traffic Count:** 22,800 VPD on N Columbia Street
- Location:** Land is located in the path of growth in north Baldwin County. It is convenient to Lake Sinclair. Has great visibility.

2022 Demos	3 mile	5 mile	10 mile
Population	5,748	12,850	41,665
Median Age	43.5	45.1	38.4
Avg. HHI	\$99,330	\$92,812	\$79,720

**Notes:** Ideal for commercial development. Nearby businesses include ACE Hardware, Circle K, Waffle House, C&R Cabinets, Sinclair Powersports, Criswell Mini Storage, Bass & Antler, Legends Seafood & Grill, Los Magueyes, Dollar General, and Little River Park Campground.

## Sale Price: \$79,999

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This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company



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& COMPANY**  
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## Aerial



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